
**Reconnaissance Survey of Selected Neighborhoods in
Central Omaha, Nebraska
Nebraska Historic Buildings Survey**

Prepared for:

City of Omaha, Omaha City Planning Department,
Omaha Certified Local Government, and
Nebraska State Historical Society



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Executive Summary

The City of Omaha Certified Local Government (Omaha CLG), in cooperation with the Nebraska State Historical Society (NSHS), contracted with Mead & Hunt, Inc. to conduct a Nebraska Historic Buildings Survey (NeHBS) of selected neighborhoods in the city of Omaha. Mead & Hunt conducted the survey during November and December 2002.

The survey area contains approximately 4,900 properties bounded by Hamilton and Dodge Streets in the north; Saddle Creek Road, 52nd Street, 42nd Street, 33rd Street, and 32nd Avenue in the west; Leavenworth Street, Pacific Street, Center Street, and Ed Creighton Avenue in the south; and 29th and 30th Streets in the east. The survey area generally consists of late nineteenth and early twentieth-century single- and multiple-family dwellings; and commercial, educational, and religious resources. The Gold Coast National Register Historic District, the Bemis Park Landmark Heritage District, and the West Central-Cathedral Heritage District are located within the survey area.

Mead & Hunt conducted the reconnaissance-level survey in accordance with the Secretary of the Interior's Standards for Archaeology and Historic Preservation and Standards for Identification and Evaluation and NeHBS survey standards. The NeHBS of selected neighborhoods in central Omaha surveyed 462 new and previously surveyed properties. Surveyed properties were evaluated for their potential to be eligible for the National Register of Historic Places (National Register) and designation as a local landmark. Local landmark properties were also evaluated for their potential to be eligible for the National Register. The reconnaissance survey identified twenty-one individual properties and one historic district that are recommended as potentially eligible for the National Register.

This survey report documents the results of historical research and field investigations. Chapter 1 of the report contains a historic overview and historic contexts for the survey area. Chapter Nos. 2 through 4 of the report include a description of the survey methodology; a description of the architectural styles; recommendations for National Register and local landmark designation; future research considerations; and an introduction to the survey process and its administrators, the NSHS, NeHBS survey program, and the Omaha CLG. The report concludes with a listing of the surveyed properties and the potentially eligible historic district, a bibliography, and a glossary of terms used in the report.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: Lynn Meyer, Jim Krance, and David Fanslau of the City of Omaha Planning Department; the Douglas County Historical Society; the University of Nebraska-Omaha Archives and Special Collections; Bill Callahan, Jill Ebers, Bob Puschendorf, and Stacy Stupka-Burda of the Nebraska State Historic Preservation Office (NeSHPO); the staff of the Nebraska State Historical Society Archives and Library, and the Omaha Public Library.

Architectural historians from Mead & Hunt who contributed to the survey and report include Emily Schill, Erin Pogany, Christina Slattery, Matt Becker, and Chad Moffett.

Historic photographs within the report are used courtesy of the Douglas County Historical Society (DCHS). Images shown in the glossary are adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. 2, *Architecture* (Madison, Wis.: State Historical Society of Wisconsin, 1986). Other images are 2002-2003 survey photographs taken by Mead & Hunt, Inc. Graphic layout and design of this report was completed by Kent A. Jacobson. Cover photograph: Duplexes located on 38th Street, c. 1920 (DCHS).

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Chapter 1

Historic Overview of Survey Area

Introduction

This historic overview provides a context in which to consider the various types of resources researched and documented in this survey. The survey area includes portions of the city annexed to Omaha between 1873 and 1915. Approximately 4,900 properties are located in the survey area, which covers approximately 3 square miles. The survey area is bounded by Hamilton and Dodge Streets in the north; Saddle Creek Road, 52nd Street, 42nd Street, 33rd Street, and 32nd Avenue in the west; Leavenworth Street, Pacific Street, Center Street, and Ed Creighton Avenue in the south; and 29th and 30th Streets in the east.

When possible, the overview presents information about specific buildings within the survey area. Within the overview, when a surveyed building is mentioned, its Nebraska Historic Buildings Survey (NeHBS) number follows the reference. These site numbers begin with an abbreviation of the county (DO for Douglas). Each community is assigned a two-digit number (i.e., the city of Omaha is "09"). This number is followed by a four-digit map code, indicating on which city plat map the location of the property can be found. The last three numbers refer to the specific building or structure surveyed on each plat map (i.e., DO09:0222-001).

Early Development of the City of Omaha, 1857-World War I

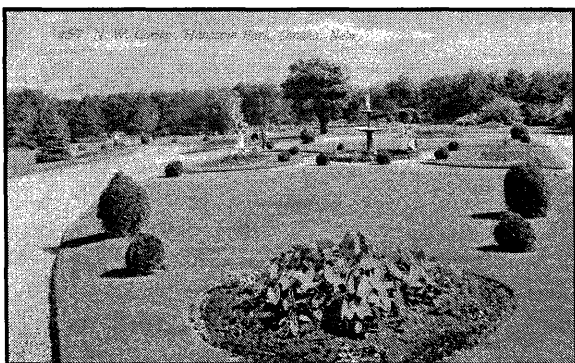
The city of Omaha was incorporated in 1857. Active promotion by early settlers and businessmen resulted in the city serving as the territorial capital for thirteen years. Nebraska gained statehood on March 1, 1867, and the capital then moved to Lincoln. As Omaha developed, it became Nebraska's largest city. Transportation, communications, and agricultural ventures contributed to the city's growth.¹

Omaha's position on the west bank of the Missouri River established the city as a regional center of trade in the rapidly increasing movement of Americans and commercial activity westward. Steamboat trade on the Missouri River and its position on the transcontinental railroad lines also strengthened Omaha's economy and led to population growth. The city became a transcontinental communications hub in 1861, when the Western Union Telegraph Company strung telegraph wires west from Omaha, eventually linking the Pacific and Atlantic Coasts. Notably, Omaha developed as a livestock center in the 1890s. The Union Stockyards, located in South Omaha, grew to become the largest stockyards in the Midwest.

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Prior to incorporation, Omaha was platted in 1854 with a conventional grid layout, with 320 city blocks each measuring 264 square feet. Farnam Street served as the main commercial thoroughfare, running west from the Missouri River. By 1870, the city limits extended to present-day 36th Street and included the area surrounding Hanscom Park, located in the southeast portion of the survey area, encompassing 5.5 square miles.²

The earliest working-class homes were constructed north and south of downtown, so that walking to work was possible. The business leaders constructed their homes on the hills west of the business district, between Capitol Hill on the north and Jackson and Howard Streets in the south. As the city grew, development moved further west, beyond what is now Interstate 480 (the eastern limits of the survey area). Hanscom Park, established in 1872, attracted residents to Park Avenue and the neighborhood surrounding the park.³



Hanscom Park historic postcard image (DCHS)

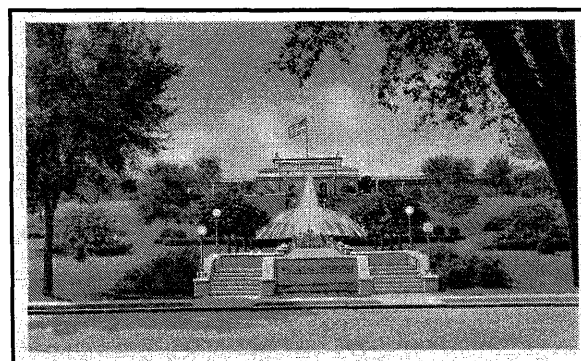
By 1880, Omaha had annexed surrounding lands and grown to almost 10 square miles, bound by 48th Street on the west. The growing city contained 5,110 dwellings, the majority of which were single-family residences constructed on larger-than-average lots with large side yards.⁴ Multiple-family dwellings were rare at this time, although some rowhouses and apartments had been constructed. These early multiple-family dwellings were executed in popular styles of the time, including Richardsonian Romanesque, and Queen Anne. Hicks Terrace (DO09:0204-008), a Queen Anne rowhouse constructed at 30th Avenue and Pacific Street in 1890, is an example of an early multiple-family dwelling in the area surrounding Hanscom Park. Hicks Terrace was designated an Omaha Landmark on April 21, 1981.



Hicks Terrace, DO09:0204-008

As the city grew, the expanding streetcar lines became a popular transportation option for many Omaha residents and spurred continued development to the west. Streetcar service had begun in 1868 when the Omaha Horse and Railway Company established horse-drawn streetcar service in Omaha. During the 1880s electric streetcar lines replaced the horse-powered lines. By 1887, Omaha had annexed surrounding lands and had grown from 12 to 25 square miles. The increased size stimulated further development of transportation services, and between 1884 and 1888, five new streetcar companies were established.

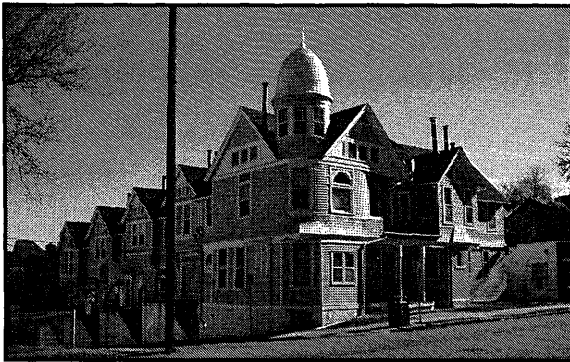
Dr. Samuel Mercer, who constructed a large, private residence at 40th and Cuming Streets (DO09:0325-004, listed in the National Register of Historic Places [National Register]), platted the Walnut Hill subdivision northwest of his home in the 1880s. Mercer had financed the construction of cable-line streetcars in Omaha, and by the end of the 1880s, his line extended as far west as his residence.⁵



Walnut Hill Reservoir and Park historic postcard image, DO09:0327-002 (DCHS)

Economic and population growth in the 1880s caused the city to push westward. The Park Place development in the area surrounding the Academy of Sacred Heart (DO09:0323-003), located at 3601 Burt Street, experienced growth during this period of prosperity. Dr. Mercer's streetcar line, which extended from downtown to 36th and Cuming Streets, helped to attract residents to the area.

Eventually, the numerous streetcar-line companies were consolidated into the Omaha & Council Bluffs Company, which operated over 160 miles of track in the city.⁶ The lines were concentrated in the downtown area and radiated westward along major thoroughfares. Within the survey area, the lines ran east-west along Cuming, Dodge, Farnam, and Leavenworth Streets. Smaller east-west segments ran along California and Pacific Streets. North-south lines ran along Park Avenue, 40th Street, 49th Avenue, and 50th Street.

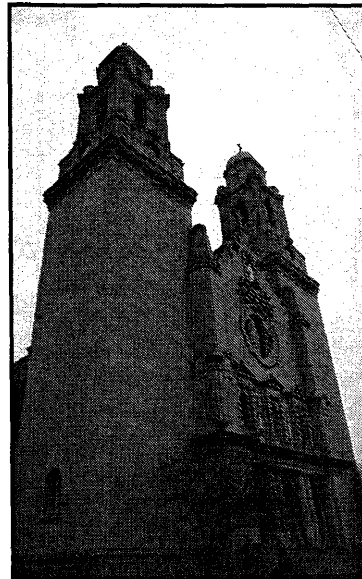


*Mason Terrace and Van Closter Residence,
DO09:0205-001*

Park Avenue demonstrates the importance the streetcar lines had in the development of multiple-family housing. In the 1890s several apartment buildings were constructed along Park Avenue and in the immediate area. The apartments were easily accessible to the streetcar lines and allowed downtown workers to live away from the city center without a lengthy commute. One such property is the Mason Terrace and Van Closter Residence (DO09:0205-001), located at the corner of Park Avenue and Mason Street. This Queen Anne structure was constructed in 1889-1890 as a single-family residence fronting Park Avenue with a five-unit rowhouse fronting Mason Street. The streetcar lines also serviced the wealthier occupants of the homes surrounding Hanscom Park and the newly established Field Club, located at 36th and Woolworth.⁷

Small commercial areas developed along the streetcar lines near newly constructed multiple-family dwellings. Within the survey area such developments were located near the intersections of Park Avenue and Woolworth Street, and along 33rd Street North, between Cass and Webster Streets. While these small commercial areas could not compete with commercial properties located in the downtown area or along major thoroughfares, they met the basic needs of neighborhood residents.

A nationwide economic slowdown in the 1890s temporarily hindered development in Omaha. This slowdown impacted the developing neighborhoods west of the central core of the city such as the Park Place development. Once prosperity returned to Omaha, the Park Place development saw renewed growth. The majority of the buildings in the area were constructed between 1900 and 1930. The earliest homes were constructed along 38th and 39th Streets and included Joslyn Castle (DO09:0321-001, listed in the National Register), an impressive stone residence constructed in 1903 on four city blocks. Generally the residences constructed before 1915 were the grandest, while those constructed after 1915 were less elaborate. The construction of St. Cecilia's Cathedral (DO09:0323-001, listed in the National Register), begun in 1905 and completed in 1917, further attracted residents to the area.⁸



St. Cecilia's Cathedral, DO09:0323-001

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Bemis Park Subdivision



Bemis Park residence, c.1920 (DCHS)

The Bemis Park subdivision was platted in 1889. The addition was the first in the city to be laid out with a curving street pattern that conformed to the topography of the land rather than to a grid. Landscape architect Alfred Edgerton of New York was

responsible for the design. The Bemis Company platted the development as a retreat for wealthy Omaha residents and charged as much as \$5,000 per lot. Edgar Zabriskie was the first to purchase a lot and construct a home in the development. His Queen Anne residence (DO09:0216-002) and carriage house (DO09:0216-001) stood alone on the hill overlooking the development for nearly a decade. Real estate developer George Payne became involved in Bemis Park in the early 1900s. Payne re-platted the lots, lowered prices, and constructed his own residence at 3602 Lincoln Boulevard (DO09:0325-013). Omahans took advantage of the reduced prices and began purchasing lots and erecting dwellings in Eclectic, Colonial, and Neo-classical Revival styles, many of which were variations of the American four-square form. The majority of early homeowners were local businessmen and professionals.

(Source: Information taken from Lynn Bjorkman, *Omaha's Historic Park and Boulevard System* (Omaha, Nebr.: Omaha Planning Department, 1992), 31-32; and the Bemis Park Local Landmark nomination, available at the City of Omaha Planning Department, Omaha, Nebraska).

As real estate development and streetcar lines expanded west along Farnam Street in the 1890s, they encouraged new construction in the area that came to be known as the West Farnam or Gold Coast neighborhood. This area was bounded by Davenport Street in the north, Jones Street in the south, 32nd Avenue in the east, and 40th Street in the west. At the time, the area was considered west of the central city, on the outskirts of Omaha. The distance of the neighborhood from downtown offered separation from industry and commercial development. The expanding streetcar line linked the neighborhood to downtown. Members of Omaha's upper-class society constructed elaborate residences on spacious lots. Residents included bankers, successful merchants, and men involved in the livestock and brewing industries. This neighborhood came to set the social standard for Omaha and was the site of many weddings, parties, and dances. Today much of this neighborhood is included in the Gold Coast National Register Historic District.

Multiple-family housing began to increase in popularity in Omaha during the 1890s. Instead of tenement buildings, which were popular in larger cities, they typically took the form of smaller apartment buildings and duplexes.⁹



39th Street looking north to Joslyn Castle, DO09:0321-001, historic postcard image (DCHS)

Residential subdivisions on the western outskirts of town were popular during the first decades of the twentieth-century. The portion of Dundee Place included in the survey area (roughly bound by Dodge Street in the north, 48th Street in the east, Howard Street in the south, and 52nd Street in the west) experienced a housing boom that began in 1905 and lasted until the area was annexed by Omaha in 1915. Frame and brick homes that reflected the popular styles of the time were constructed, including Colonial and Tudor Revival styles. While these homes have similar setbacks, massing, and styles as those constructed further north (in portions

of Dundee Place located outside the survey area) and in adjoining developments to the west, they are slightly more modest in their architectural details.¹⁰

Omaha's first luxury apartment house was constructed in 1912 in the West Farnam/Gold Coast area. Known as the West Farnam Apartments (DO09:0317-001, 3817 Dewey Avenue), the design catered to the tastes of the wealthier neighborhood residents. The building featured electric elevators, a row of steam-heated garages, a hand-fired coal furnace, and a large garden. Local architect Frederick A. Henninger designed the building, which exhibits

Prairie School details and a simple Italian Renaissance form. Henninger was also responsible for the design of other single- and multiple-family dwellings in the West Farnam neighborhood.¹¹ The West Farnam Apartment building was designated an Omaha Landmark in 1979 and is included in the Gold Coast National Register District.

A powerful tornado struck Omaha on March 23, 1913. The tornado entered Omaha at roughly 55th and Center Streets and moved northeast toward Iowa. It left behind a scar seven miles long and at places 1,000 feet wide. The tornado destroyed 1,800

Omaha's Park and Boulevard system



Bemis Park and the surrounding neighborhood after the 1913 tornado (DCHS)

As Omaha grew in the 1880s, concerned citizens feared that the city would suffer without the creation of urban parks. Before the first board of park commissioners was established in 1889, there was no way for the city to raise funds to purchase and develop park land. The Board of Commissioners commissioned landscape architect H. W. S. Cleveland to provide direction in designing a comprehensive park system for the city. Cleveland's designs were influential in the creation of Omaha's Park and Boulevard system, a connected system of parks, parkways, and boulevards in the city. Hanscom, Bemis, Turner, and Mercer Park are included within the survey area, as well as the boulevards connecting the parks - Lincoln, Mercer, and Turner Boulevards.

Hanscom Park was created in 1872 when a 57-acre tract of land on Omaha's southwest side was donated to the city for the creation of a park. The park is bound by Park Avenue in the east, Ed Creighton Avenue in the south, 32nd Avenue in the west, and Woolworth

Avenue in the north. At the time of its donation, it was one of two public parks in the city. Because the city did not have a parks board or a way to raise funds for the park, Hanscom Park remained undeveloped for several years. The improvement of Hanscom Park was one of the first tasks of the Board of Commissioners. In 1889 and 1890 Cleveland drafted plans for the improvement of the parcel. His plans included two lakes, extensive flowerbeds, 2.5 miles of paved roadway, trees, and fountains. Hanscom Boulevard connected the park with Riverview Park, located further east. Lincoln and Turner Boulevards connected the park with Bemis and Turner Parks, located further north.

The Bemis Land Company platted the Bemis Park subdivision in 1889. That same year the company donated a 6-acre tract located south of Lincoln Boulevard in the subdivision to the Board of Park Commissioners. The park is bound by Lincoln Boulevard in the north, 33rd Street in the east, Cuming Street in the south, and Glenwood Avenue in the west. The land contained a steep ravine and creek along with native trees and brush. Additional land was purchased between 1892 and 1908, creating the 10.5-acre park. The park was developed to Cleveland's plans, which preserved the natural features of the park. Although key elements have been removed, including the lush vegetation and lagoon, the steep ravine remains and distances the park from Cuming Street. A large portion of Lincoln Boulevard, a component of the park and boulevard system, was lost during Interstate construction. Only the segment between 30th Street and Mercer Park Road remains intact.

(Source: Information for the discussion on Omaha's Park and Boulevard system taken from Bjorkman, *Omaha's Historic Park and Boulevard System*, 4-35. Omaha's Park and Boulevard system is considered eligible for the National Register by the city of Omaha and has been determined eligible by the Nebraska State Historic Preservation Office).

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homes in the city and over 500 people were killed or injured. Property damage was estimated at \$5 million.¹² Within the survey area, Bemis Park and the Gold Coast neighborhood were hit hard by the storm. The Joslyn property experienced storm damage. Several Bemis Park homes experienced heavy damage, including the Tolf Hanson Residence located at 3402 Lincoln Boulevard (DO09:0216-004), which was reconstructed after the tornado.



Tolf Hanson Residence as it appeared after the 1913 tornado, DO09:0216-004 (DCHS)

In 1897 Mrs. Charlotte M. Turner donated additional land for the park and boulevard system. This donation increased the prospects for West Central Boulevard, the connecting link between Hanscom and Bemis Parks. After 1900 the land was developed as Curtiss Turner Park with the boulevard running along the east side of the park, Dodge Street running along the north edge, Farnam Street along the south edge, and 31st Avenue along the west edge. Additional land was acquired, and by 1902, the connecting parkway was opened between Hanscom and Bemis Parks. In 1913 the section of the West Central Parkway between Woolworth Avenue and Dodge Street was renamed Turner Boulevard in honor of the donor.

The land occupied by Mercer Boulevard and Caroline Mercer Park was donated to the city in 1912 by the S. D. Mercer Company under the condition that 39th Street between Cuming, and Nicholas Street would be completed as part of the boulevard system. S. D. Mercer constructed his family home at the corner of 40th and Cuming Streets and was responsible for the platting of the Walnut Hill and Bemis Park subdivisions. Mercer Park Boulevard winds through Caroline Mercer Park and meets Lincoln Boulevard at 38th Street.

The Growth of Omaha, 1917-1944

Omaha experienced a housing shortage as veterans returned home from World War I. In 1919 Mayor Ed Smith encouraged builders to construct more homes and apartments in the city to ease the demand for housing. Builders took Smith's words to heart and immediately began constructing single- and multiple-family dwellings. In 1922 a record was set for the greatest amount of residential construction in Omaha. Many of these apartments were along major thoroughfares such as Dodge Street, Park Avenue, and the picturesque boulevards included in Omaha's park and boulevard system.

The West Farnam/Gold Coast neighborhood and the residential area surrounding St. Cecilia's Cathedral lost some of its social stature during the 1920s. Residences continued to be constructed, but were smaller and less grand than those constructed before World War I. Infill homes and duplexes that housed middle-class families were constructed on subdivided lots throughout the survey area, often adjacent to elaborate Victorian dwellings.¹³

Multiple-family dwellings were constructed throughout Omaha as the areas between the commercial downtown and the single-family residential west side housing tracts were zoned for apartments and duplexes. Duplexes were a common addition to the area surrounding St. Cecilia's Cathedral. Between 1921 and 1925, duplexes made up over 43 percent of the homes, not including apartments, which were constructed in the Cathedral Neighborhood. The majority of these new dwellings were in the middle-class price range.¹⁴ The N. J. Skogman and Sons Construction Company built several duplexes near Davenport Street on the southern edge of the West Central-Cathedral Landmark Heritage District.¹⁵



Duplexes located on 38th Street, c. 1920 (DCHS)

Drake Realty Company



Elwood Court Apartments, DO09:0431-002

The Drake Realty Company, organized by William B. Drake in 1917, was one of the most prolific builders in the city following World War I. Between 1918 and 1928, the company constructed over 1,100 apartment units, several of which are located in the survey area. One of the earliest was the Elwood Court Apartments (DO09:0431-002) located at the corner of 41st Avenue and Dodge Street, constructed in 1917. The three-story apartment building features elements of the Classical Revival style and is recommended as potentially eligible for the National Register (see Chapter 3). The Art Deco Turner Court Apartments (DO09:0212-004) were constructed in 1919 at 3106 Dodge Street, across from Turner Park and adjacent to Turner Boulevard. The Terrace Court apartment complex (DO09:0205-018) was constructed in 1920 at 846 Park Avenue. In 1920 the Hanscom Apartments (DO09:0205-025) were constructed at 1029 Park Avenue, near Hanscom Park. This Spanish Colonial Revival building retains many of the original exterior details and is recommended as potentially eligible for the National Register (see Chapter 3).

(Source: Omaha-Douglas County Historic Buildings Survey database; and Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha*, 61.)

By 1929, Omaha was a metropolitan area that seemed poised for further development. The city was an agricultural center that served the Midwest through its stockyards and grain exchanges. The city was experiencing a building boom and many of the heavily traveled city streets were widened to carry increased automobile traffic. Dodge and Leavenworth Streets provided arterial connections to the central core of the city.¹⁶ The Great Depression soon diminished this prosperity.

The Great Depression had an effect on the housing stock in the survey area. New homes and dwellings constructed during and after the Depression were much smaller and more simplistic than the homes that had been constructed in the previous decades. Residents of the Gold Coast district who could no longer afford to maintain their opulent lifestyle, sold their homes and moved further west to subdivisions with less-expensive properties. Those who chose to stay often took in boarders or divided their homes into smaller apartments. Even in the Bemis Park development, where residences were smaller than the Gold Coast neighborhood, homes were subdivided into apartments. Bemis Park's proximity to streetcar lines made it an ideal location for employees of the new Mutual of Omaha headquarters, teachers at the nearby Technical High School, or employees of the Methodist Hospital.¹⁷

Post-War Development, 1945-1960

The trend towards increased housing density continued after the Depression as many families no longer needed or wanted to occupy large homes and found that they were too expensive to maintain. As the city began to recover from the Depression, the Gold Coast homes located adjacent to Farnam Street were valued as prime real estate. Many of the older homes were eventually torn down so that modern apartments, commercial buildings, and parking lots could take their place.

The majority of residential development in the survey area occurred prior to World War II. Although there are pockets of post-war housing scattered across the survey area, there are no major concentrations. The majority of post-war development occurred in the subdivisions further to the west. The modern properties scattered throughout the survey area were typically constructed on empty lots or replaced older homes that no longer met the needs of area residents.

Interstate highway development in Omaha affected the eastern portion of the survey area. The construction of Interstate 480 as a north-south belt route through the center of Omaha caused historic neighborhoods to be fractured. A large portion of Lincoln Boulevard, a component of the park and boulevard system, was lost during Interstate construction. Only the segment between 30th Street and Mercer Park Road remains intact.¹⁸

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Today the survey area is characterized by a mixture of single- and multiple-family residences and commercial properties located along the major thoroughfares, including Dodge Street, Farnam Street, Leavenworth Street, and Saddle Creek Road. Churches that continue to serve Omaha residents are located throughout the survey area. The University of Nebraska Medical School and associated hospital are also located in the survey area. Small pockets of commercial buildings remain where the early streetcar lines were located such as Park Avenue, Cuming Street, and North 33rd Street.

Mutual of Omaha



Mutual of Omaha, DO09:0210-009

Mutual of Omaha was established in 1909. Aggressive advertising in the 1950s was responsible for the company becoming the largest individual and family health insurance company in the world. The Mutual of Omaha complex is located on Farnam Street, west of downtown. The earliest extant building in the complex (DO09:0210-028) was constructed in 1932 at the corner of 33rd Street and Farnam. An impressive Art Deco building (DO09:0210-009) was constructed across the street in 1940. The complex has expanded as the company prospered. The original buildings remain, with several large additions. Mutual of Omaha is one of the largest employers in the Omaha area and is one of several Omaha-based businesses that are nationally recognized.

Notes

- ¹ Lawrence H. Larsen and Barbara J. Cottrell, *The Gate City: A History of Omaha*, First ed., (Boulder, Colo.: Pruett Publishing Company, 1982), xiii.
- ² Larsen and Barbara J. Cottrell, *The Gate City: A History of Omaha*, 9; Dorothy D. Dustin, *Omaha and Douglas County, A Panoramic History*, (Woodland Hills, Ca.: Windsor Publications, 1980), 66.
- ³ Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha*, (Omaha, Nebr.: Landmarks Heritage Preservation Commission, 1980), 43.
- ⁴ Dustin, *Omaha and Douglas County, A Panoramic History*, 51, 66.
- ⁵ Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha*, 28, 38.
- ⁶ Arthur C. Wakeley, *Omaha: The Gate City and Douglas County, Nebraska*, (Chicago: S.J. Clarke Publishing Company, 1917), 149-152.
- ⁷ Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha*, 45.
- ⁸ Information taken from the West-Central Cathedral Local Landmark nomination, available at the City of Omaha Planning Department, Omaha, Nebraska.
- ⁹ Landmarks Heritage Preservation Commission, *Patterns on the Landscape, Heritage Conservation in North Omaha*, ([Omaha, Nebr.]: Omaha City Planning Department, 1984), 27.
- ¹⁰ Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha*, 29.
- ¹¹ B. F. Sylvester, *West Farnam Story*, (N.p.: 1964), 1.
- ¹² Dustin, *Omaha and Douglas County, A Panoramic History*, 92-93; Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha*, 57.
- ¹³ West-Central Cathedral Local Landmark nomination.
- ¹⁴ Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha*, 61.
- ¹⁵ Information provided by the Omaha-Douglas County Historic Buildings Survey database.
- ¹⁶ Larsen and Barbara J. Cottrell, *The Gate City: A History of Omaha*, 152-153.
- ¹⁷ West-Central Cathedral nomination.
- ¹⁸ Bjorkman, *Omaha's Historic Park and Boulevard System*, 31.

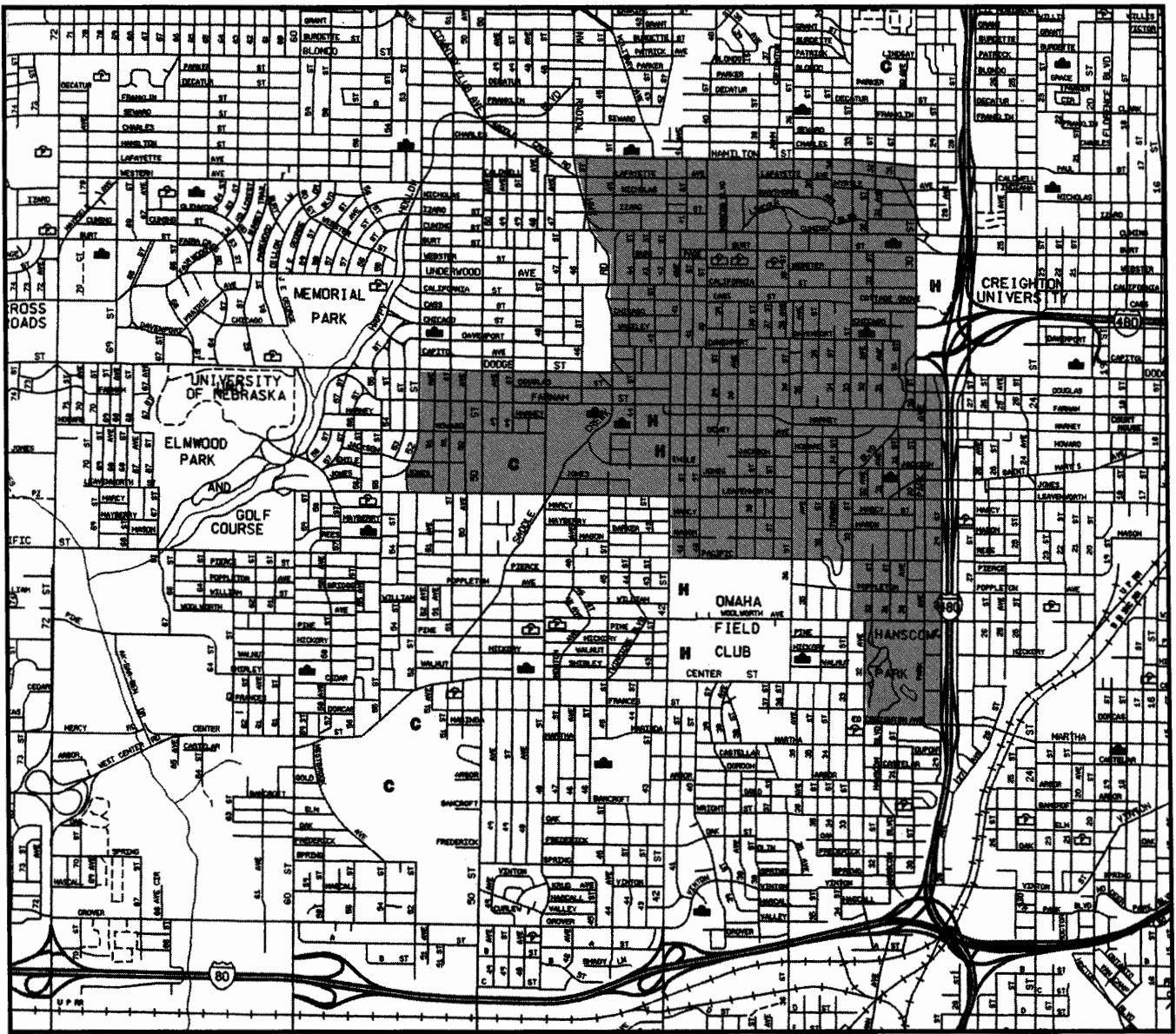


Figure 1. Map Showing Portion of Omaha with Survey Area Shaded

Chapter 2

Survey Results of Selected Neighborhoods in Central Omaha

Research Design

Objectives

The city of Omaha retained Mead & Hunt to identify and document significant historic, architectural, and landscape resources within selected neighborhoods. Architectural historians from Mead & Hunt conducted a Nebraska Historic Buildings Survey (NeHBS) in November and December 2002. The survey builds upon the previous survey efforts undertaken by the city of Omaha. The survey verified the location and evaluated the current status of previously surveyed resources and identified additional resources that qualify for inclusion in the NeHBS. The Mead & Hunt survey team examined the integrity and significance of each previously surveyed and newly identified resource and its potential eligibility for listing in the National Register of Historic Places (National Register). The survey team also reviewed resources collectively to determine their potential to contribute to a National Register Historic District. For more information on the NeHBS, refer to Chapter 4. Preservation in Nebraska.

Methodology

Survey Area

The survey area is located within the city of Omaha and covers approximately three square miles and contains approximately 4,900 properties. The survey

area is bounded by Hamilton and Dodge Streets in the north; Saddle Creek Road, 52nd Street, 42nd Street, 33rd Street, and 32nd Avenue in the west; Leavenworth Street, Pacific Street, Center Street, and Ed Creighton Avenue in the south; and 29th and 30th Streets in the east. The survey boundaries were drawn to encompass nine contemporary neighborhood associations and do not necessarily correspond to historic subdivisions or annexations. The parks and boulevards within the survey area have already been determined eligible for the National Register and were not included in the survey. Individual properties listed in the National Register, including properties located within the Gold Coast Historic District, have already been recognized and were not included in the survey.

Background Research

Before beginning fieldwork, architectural historians from Mead & Hunt investigated published information about the history, culture, and settlement of the Omaha neighborhoods included within the survey area at the following repositories: Nebraska State Historical Society Library/Archives, Douglas County Historical Society, University of Nebraska-Omaha Library and Archives and Special Collections, and the Omaha Public Library. The city of Omaha, NeSHPO, and Mead & Hunt staff partici-

Chapter 2. Historic Overview of Survey Area

pated in a public meeting to provide local residents with information about the survey. NeSHPO and Mead & Hunt staff encouraged residents to share information about local history and sites that may gain significance from their association with an historic event or important person.

Previously Surveyed Properties

Mead & Hunt collected information on previously surveyed properties, National Register-listed sites, and locally designated historic landmarks. Properties listed in the National Register, either individually or as part of a district, were not included in the survey. Locally designated properties not already listed in the National Register were evaluated for National Register eligibility (see Appendix A: Properties Listed in the National Register of Historic Places or Designated as Local Landmarks).

Field Survey

During the field survey, architectural historians from Mead & Hunt drove known public roads and streets to identify properties with historical and architectural significance. Properties that are included in the survey met the evaluation considerations outlined in the NeHBS manual (February 9, 2002). Generally, the NeHBS uses the National Park Service (NPS) guidelines, which state that a property must:

- Be at least 50 years old — Following NeHBS guidelines, Mead & Hunt included properties that fell a few years outside the 50-year mark if they were significant or unusual property types.
- Be in its original location — Generally, historical associations are absent when a property is moved from its original location.
- Retain its physical integrity — For a property to retain physical integrity, its present appearance must closely resemble its original appearance. Common alterations to buildings include the replacement of original features with modern ones (such as new windows or porches), the construction of additions, and the installation of modern siding materials. Historic siding materials include asphalt shingles and sheet rolls, and asbestos shingles that have been applied during the historic period of the property or more than 50 years ago. Generally, asphalt siding was used prior to World War II and asbestos siding was popularized after World War II. For further

discussion of historic siding materials, see Glossary of Architectural Styles and Survey Terms. Properties that display too many physical changes were excluded from the survey. Because urban residences are the most common resource within building surveys, evaluation of houses followed a strict integrity standard.

Mead & Hunt evaluated commercial buildings individually and as potential contributing components of a commercial historic district. In accordance with NeHBS guidelines, an altered first-floor storefront alone did not eliminate a building from the survey. The NeHBS acknowledges that the first-floor storefronts of commercial buildings are often modernized. If a commercial building retained historic wall surfaces, cornices, and second-level window openings, it was generally included in the survey.

Due to the large number of multiple-family dwellings in the survey area, Mead & Hunt documented only those that retained a high degree of physical integrity. If replacement porches, windows, siding materials, or additions altered the original appearance of the building, it was not included in the survey.

Mead & Hunt personnel documented properties according to the NeHBS manual and the city of Omaha's procedures and requirements. Property locations were recorded on city plat maps and in a Geographic Information System (GIS) database provided by the city of Omaha. Photographic documentation included two black-and-white photographs for each newly surveyed property, and color and digital pictures of potentially eligible properties and representative views of the survey area. During the evaluation, the survey team related properties to historic contexts and property types developed by the NeSHPO and outlined in the NeHBS manual. All surveyed properties were evaluated for potential eligibility according to the National Register criteria listed below.

Limitations and biases of the survey included a review of only those properties and resources identifiable from the public right-of-way and not obscured by foliage or other obstructions.

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National Register of Historic Places

The National Register is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify as eligible for the National Register, properties generally must be at least 50 years old and possess historic significance and physical integrity.

To be listed in the National Register, a property's significance must be demonstrated by one or more of the following criteria established by the NPS:

- Criterion A – Association with events or activities that have made a significant contribution to the broad patterns of our history.
- Criterion B – Association with the lives of persons significant in our past.
- Criterion C – Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D – Holds the potential to provide important information about prehistory or history.

Generally, cemeteries, birthplaces, gravesites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last 50 years are considered ineligible for listing in the National Register. However, these properties may qualify if they fall into one of the following categories:

- Religious properties deriving significance from architectural or artistic distinction or historical importance.
- Moved properties that are significant for architectural value.
- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person's public life.

- Cemeteries that derive primary significance from graves of person's of transcendent importance, from age, or distinctive design features.

- Reconstructed buildings when built in a suitable environment.

- Commemorative properties with significant design, age, tradition, or symbolic value.

- Properties less than 50 years old that are of exceptional importance.

Important in determining the eligibility of a property is integrity. Integrity is defined as the ability of a property to convey its significance. A property's integrity must be evident through historic qualities, including:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The Glossary of Architectural Styles and Survey Terms define the seven elements of integrity. For more information on the National Register, refer to Chapter 4. Preservation in Nebraska.

This report highlights the results of the survey, including recommendations for potential National Register eligibility. Products submitted to the city of Omaha include the survey report, black-and-white photograph contact sheets, negatives, color slides and digital images, maps, site plans, a database, and research files.

Survey Results

The 2002-03 survey of selected neighborhoods in central Omaha evaluated approximately 4,900 properties to identify if they met NeHBS guidelines. A total of 462 properties, meeting NeHBS guidelines, were surveyed including previously surveyed properties that retain historic integrity and newly identified properties (see Appendix B: Inventory of Individually Surveyed Properties). Local landmarks were not resurveyed, but they were evaluated for National Register eligibility.

Chapter 2. Historic Overview of Survey Area

Illustrated Discussion of Significant Historic Contexts

The survey of selected neighborhoods in the city of Omaha identified properties that relate to historic contexts outlined by the NeSHPO in the NeHBS manual. Each historic context contains distinct property types and outlines the history of a particular theme as it relates to the state of Nebraska. This survey identified five significant historic contexts. The following discussion presents each of the historic contexts through an illustration of related properties identified in the reconnaissance survey. A list of potentially eligible properties associated with historic contexts can be found in Chapter 3. Recommendations.

Commerce

The historic context of commerce is concerned with the buying and selling of commodities that are transported from one place to another. Associated property types include stores providing a variety of products or services. Commercial properties found within the survey area include one- and two-story brick commercial buildings located along major thoroughfares and within neighborhoods to accommodate local needs. Commercial buildings frequently display features of architectural styles and forms that include Italianate, Commercial Vernacular, and Neoclassical Revival.

Numerous commercial properties were identified in the reconnaissance survey, such as the building (DO09:0429-009) and the fast-food restaurant (DO09:0318-008) located on Leavenworth Street.



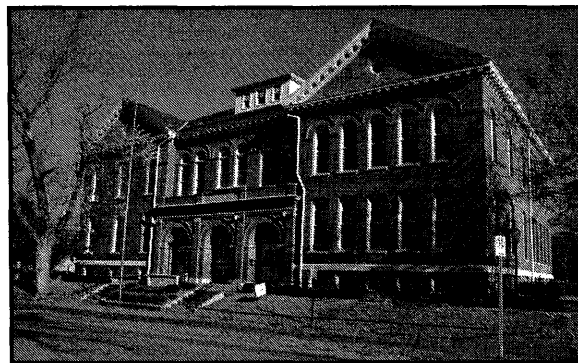
Commercial building located at 5022 Leavenworth Street, DO09:0429-009



Bronco's Hamburgers located at 4540 Leavenworth Street, DO09:0318-008

Education

The education context relates to the processes of teaching and learning. The reconnaissance survey identified public schools as related property types. Schools were typically multiple story, brick buildings and often represent elements of architectural styles and forms that include Gothic and Neoclassical Revival style architecture. The Yates Elementary School (DO09:0212-002) on Davenport Street is an example of an educational building documented during the survey.



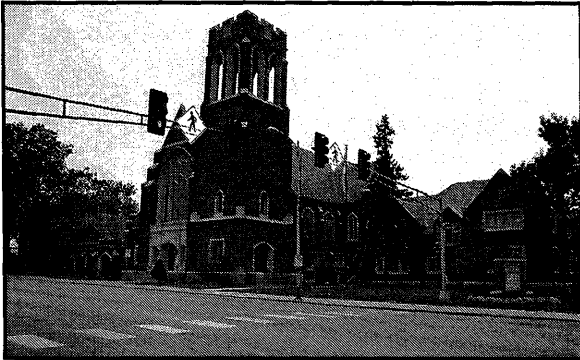
Saunders Elementary School located at 415 North 41st Avenue, DO09:0323-021

Religion

The historic context of religion relates to the institutionalized belief in, and practice of, faith. Related property types identified during the reconnaissance survey include churches, cemeteries, and clergy residences. The churches identified in the survey were typically of frame or brick construction, and demonstrate elements of the Neo-Gothic style.

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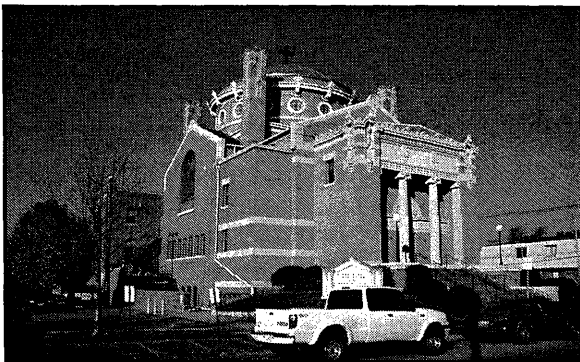
Generally, religious properties are not eligible for inclusion in the National Register unless the property derives its primary significance from architectural distinction or historical importance. Examples of religious properties recorded in the reconnaissance survey are the First Presbyterian Church (DO09:0210-002) located on Farnam Street, and St. John the Baptist Greek Orthodox Church (DO09:0207-002) located on Park Avenue.



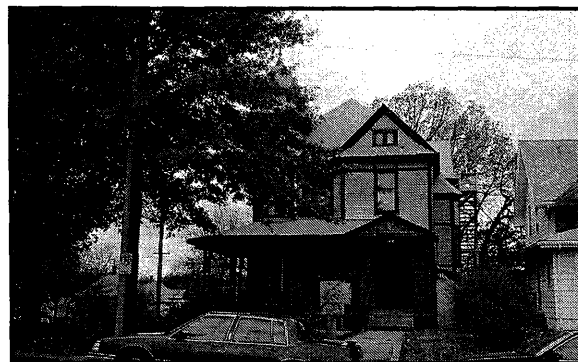
First Presbyterian Church located at 216 South 34th Street, DO09:0210-002



Queen Anne residence located at 4025 Izard Street, DO09:0325-041



St. John the Baptist Greek Orthodox Church located at 602 Park Avenue, DO09:0207-002



Queen Anne residence located at 1050 South 32nd Street, DO09:0206-001

Settlement/Architecture

The historic context of settlement pertains to the division, acquisition, and ownership of land. Houses are the primary property type associated with settlement in the survey area and represent the largest pool of buildings surveyed. Several architectural styles are represented in the survey area. For definitions of architectural styles and terms, refer to the Glossary of Architectural Styles and Survey Terms.

- Four-squares generally have large massing; two-stories with a square plan; hipped roof; and brick, clapboard, stucco, or concrete-block construction. Large urban residences often use this form.

Examples of four-squares include the houses on North 38th Street (DO09:0325-051) and Glenwood Avenue (DO09:0325-063).

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Example of a four-square located at 1019 North 38th Street, DO09:0325-051



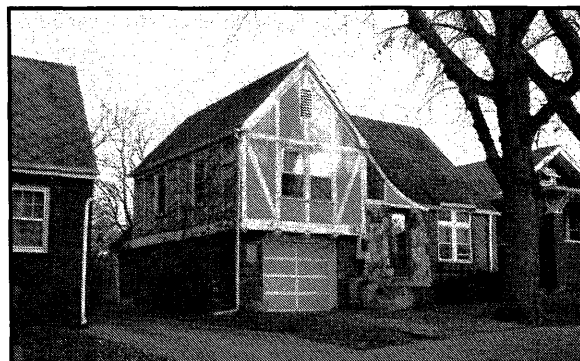
Craftsman-style bungalow located at 308 North 36th Avenue, DO09:0321-099



Four-square house located at 1006 Glenwood Avenue, DO09:0325-063

•Craftsman and Craftsman-style bungalows commonly exhibit steeply pitched or sweeping-gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exteriors. This building style was common during the 1920s and 1930s in both rural and urban houses. Examples include a Craftsman residence on Mercer Road (DO09:0325-059) and a Craftsman-style bungalow located on North 36th Avenue (DO09:0321-099).

•Tudor Revival houses often feature half-timbering, multi-gabled rooflines, decorative chimneys, and large window expanses subdivided by a multitude of mullions. Dating from the 1910s to 1930s, these houses typically display balloon-frame construction with stucco or brick veneer. The house on South 38th Street (DO09:0315-026) and the apartment building on Burt Street are examples of the Tudor Revival style.



Tudor Revival style residence located at 915 South 38th Street, DO09:0315-026



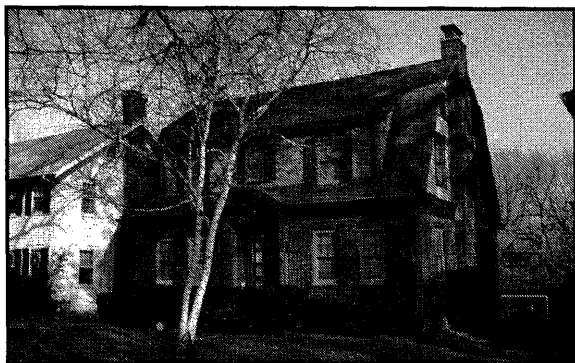
Craftsman-style residence located at 925 Mercer Road, DO09:0325-058



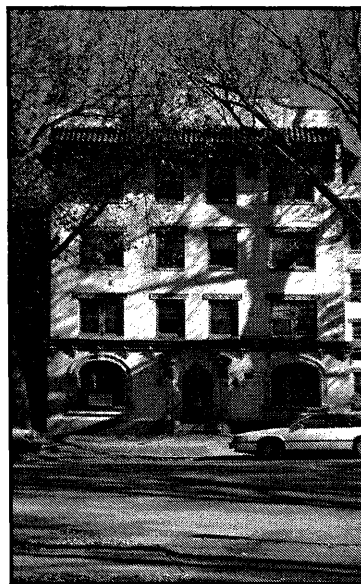
Apartment building executed in the Tudor Revival style located at 3922 Burt Street, DO09:0325-025

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•Other Period Revival styles include Dutch Colonial Revival, Colonial Revival, and Spanish Colonial Revival. These styles were popular during the early decades of the twentieth century and reflect a variety of characteristics associated with the period revival movement. The house located on South 51st Street (DO09:0431-023) is an example of the Dutch Colonial Revival style. The house located on South 50th Avenue (DO09:0431-027) is an example of the Colonial Revival style. The Hanscom Apartments (DO09:0205-025) located on Park Street is an example of the Spanish Colonial Revival style.



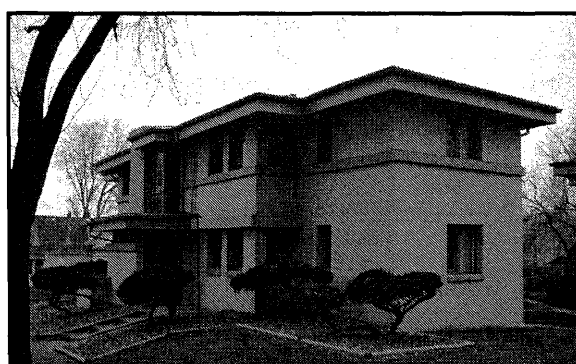
Dutch Colonial Revival style residence located at 111 South 51st Street, DO09:0431-023



Spanish Colonial Revival apartment building located at 1029 Park Avenue, DO09:0205-025



Colonial Revival style residence located at 114 South 50th Avenue, DO09:0431-027



3710 Marcy Street, one of three identical Prairie-style apartment buildings, DO09:0315-002

•Prairie School of architecture houses date from the early twentieth century and stress horizontal elements with low-profile, hipped-and-gabled roofs with wide overhangs; windows banded in horizontal ribbons; and beltcourses with wood, brick, and stucco materials. Elements of Craftsman can sometime be seen in the use of brackets and windowpanes. An example of a structure with Prairie-style influences can be seen on Marcy Avenue (DO09:0315-002).

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The district represents architectural styles popular during the first decade of the twentieth century, including the Colonial and Neo-classical revival styles. The majority of houses in the district are variations of the four-square form, which was popular in neighborhoods throughout Omaha at the turn of the century. The homes have similar construction materials, setbacks, and massing, and form a cohesive district. (see Appendix C: Bemis Park Potential National Register Historic District).



View of homes located along Lincoln Boulevard in the Bemis Park Residential Historic District

Significance

The proposed Bemis Park Residential Historic District is eligible for the National Register under Criterion C: Architecture as a fine collection of late nineteenth- and early twentieth-century structures representing architectural styles popular at the time of construction. The district is also significant under Criterion A: Community Planning and Development as the first development in Omaha to deviate from the traditional grid pattern. The period of significance begins in 1889 when the subdivision was platted and extends to c.1922 to incorporate the construction period of properties within the subdivision.

History of the District

The Bemis Park subdivision was first platted in 1889. The addition was the first in the city to be laid out with a curving street pattern that conformed to the topography of the land rather than a grid. Landscape architect Alfred Edgerton of New York was responsible for the design. The Bemis Company platted the development as a retreat for wealthier Omaha residents and charged as much as \$5,000 per lot. Edgar Zabriskie was the first to purchase a lot and construct a home in the development. His Queen Anne residence (DO09:0216-002) and carriage

house (DO09:0216-001) stood alone on the hill overlooking the development for nearly a decade. Real estate developer George Payne became involved in Bemis Park in the early 1900s. Payne re-platted the lots, lowered prices, and constructed his own residence at 3602 Lincoln Boulevard (DO09:0325-013). Omahans took advantage of the reduced prices and began purchasing lots and erecting dwellings in Eclectic, Colonial, and Neo-classical revival styles, many of which were variations of the American four-square form. The majority of early homeowners were local businessmen and professionals.

Potentially Eligible Properties

Properties recommended as potentially eligible for listing in the National Register are identified and illustrated below under their primary NeHBS historic context. For a discussion of historic contexts, see Chapter 2. Survey Results.

Architecture



House located at 1002 Park Avenue as an example of Queen Anne architecture, DO09:0205-022



House located at 3602 Pacific Street as an example of Craftsman style architecture, DO09:0315-014

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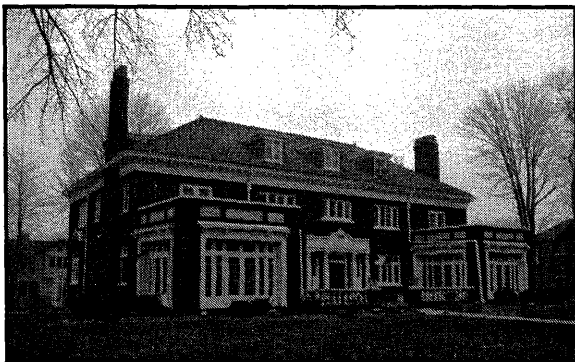
Table 2. Properties Recommended Potentially Eligible for the National Register of Historic Places and for Designation as Local Landmarks

<i>NeHBS Site Number</i>	<i>Resource Name</i>	<i>National Register Area of Significance</i>
DO09:0204-006	George N. Hicks House	Architecture***
DO09:0205-022	House	Architecture
DO09:0205-025	Hanscom Apartments	Architecture
DO09:0207-045	Unitah Apartments	Architecture
DO09:0208-022	Dewey Apartments	Architecture
DO09:0210-006	Clarinda and Page Apartments	Architecture***
DO09:0210-022	First Presbyterian Church	Architecture*
DO09:0212-002	Yates School	Architecture
DO09:0212-006	Kay Apartments	Architecture
DO09:0212-013	Beverly Manor	Architecture
DO09:0212-014	Hillside Court Apartments	Architecture
DO09:0212-030	Apartment Building	Architecture
DO09:0315-001, 002, 003	Prairie Apartment Complex	Architecture
DO09:0315-013	Crandon Residence	Architecture
DO09:0315-014	House	Architecture
DO09:0325-041	House	Architecture
DO09:0431-002	Elwood Apartments	Architecture
DO09:0431-003	Casalinda Apartments	Architecture
DO09:0431-004	Ambassador Apartments	Architecture
—	Proposed Bemis Park Residential Historic District**	Architecture, Community Planning and Development***

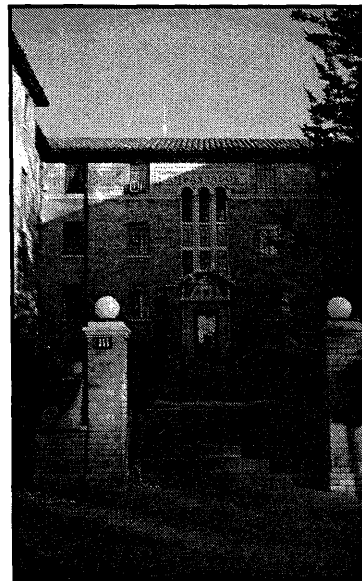
* Applying Criteria Consideration A for a religious property which derives its significance from its architectural importance.

** See Appendix C for a list of individual properties within the proposed Bemis Park Residential Historic District.

***Properties already designated local landmarks.



Crandon Residence located at 3620 Pacific Street as an example of the Neo-classical Revival style, DO09:0315-013

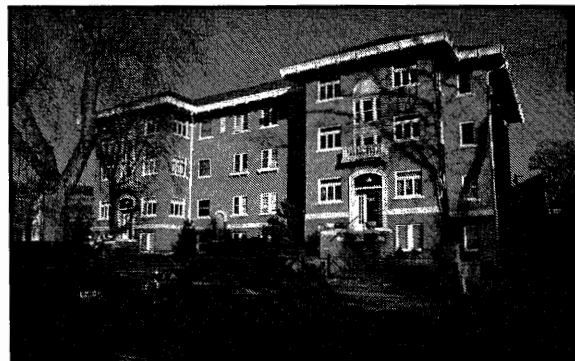


Ambassador Apartments located at 111 South 49th Street, DO09:0431-004

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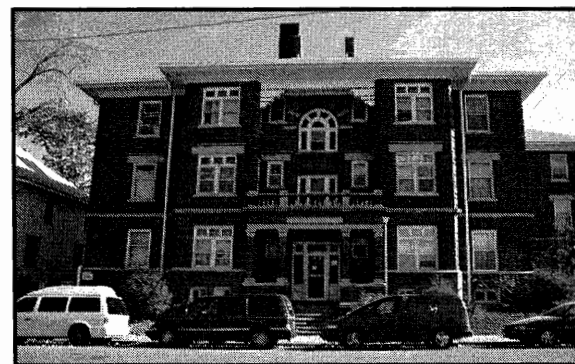
House located at 4025 Izard Street as an example of the Queen Anne style, DO09:0325-041



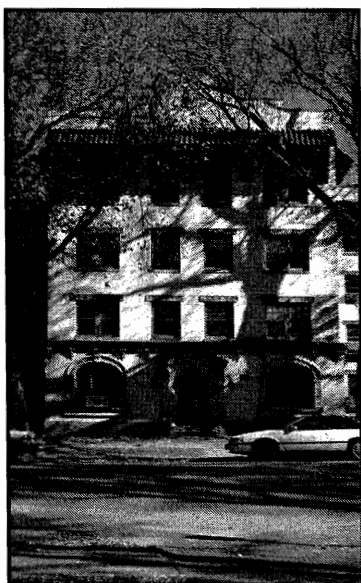
Elwood Apartments located at 101 South 49th Avenue, DO09:0431-002



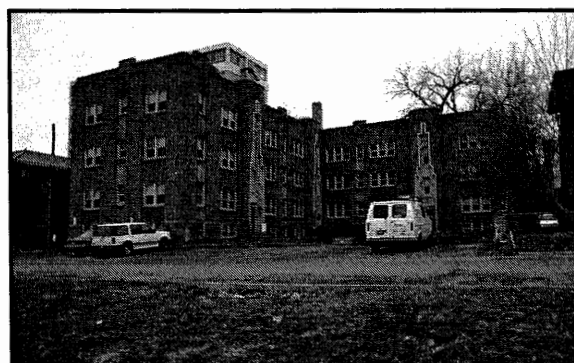
Casalinda Apartments located at 108 South 49th Avenue, DO09:0431-003



Utah Apartments located at 2934 Leavenworth Street, DO09:0207-045

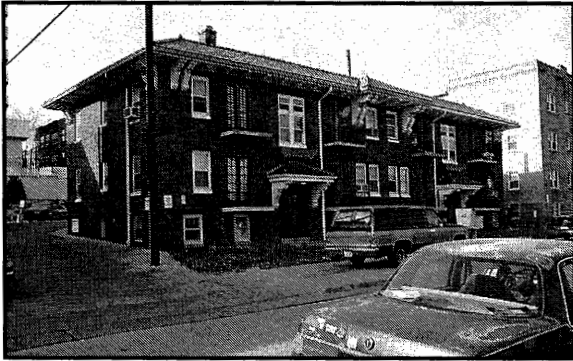


Hanscom Apartments located at 1029 Park Avenue, DO09:0205-025



Beverly Manor located at 128 North 31st Street, DO09:0212-013

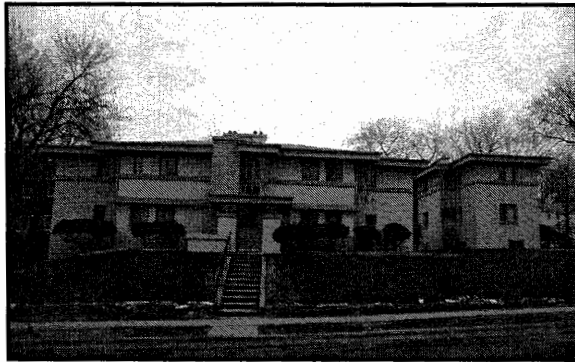
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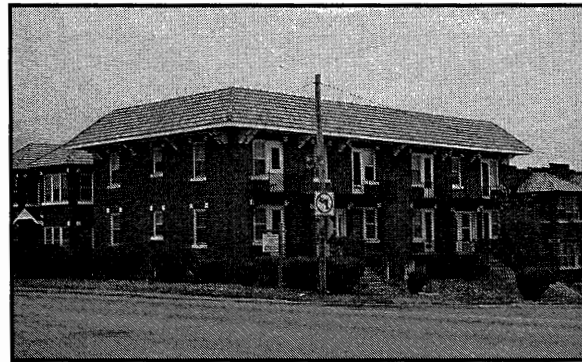
*Kay Apartments located at 118 North 31st Street,
DO09:0212-006*



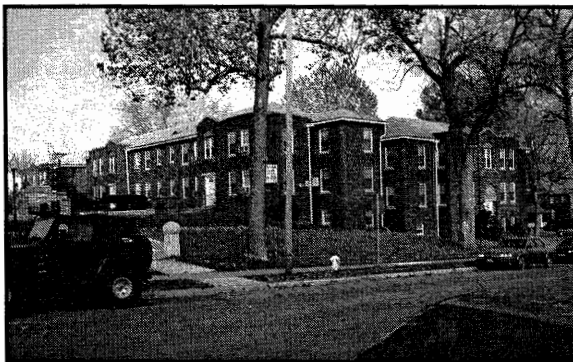
*Dewey Apartments located at 3301 Dewey Avenue,
DO09:0208-022*



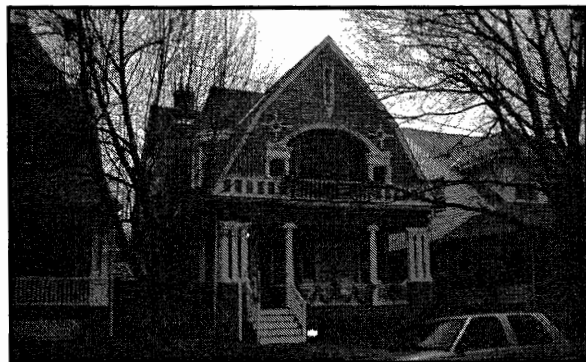
*Prairie style apartment complex located on Marcy
Street, DO09:0315-001, DO09:0315-002, DO09:0315-003*



*Apartment building located at 108 North 34th Street,
DO09:0212-030*

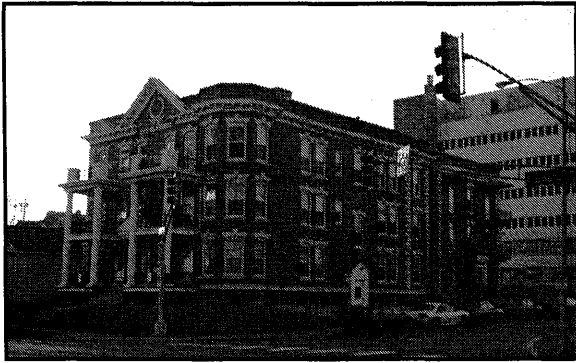


*Hillside Court located at 3108 Davenport Street,
DO09:0212-014*



*George N. Hicks House located at 3017 Pacific Street,
already designated as a local landmark, DO09:0204-006*

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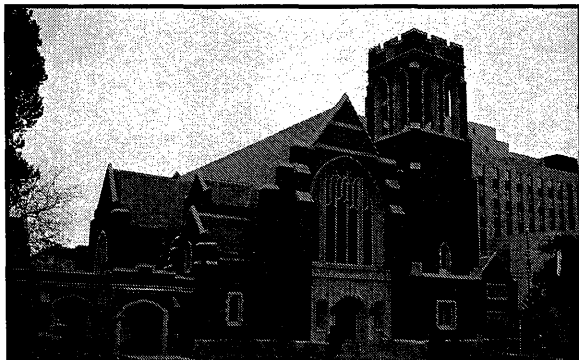
Clarinda and Page Apartments located at 3027 Farnam Street, already designated as a local landmark, DO09:0210-006

Education



Yates Elementary School located at 3252 Davenport Street, DO09:0212-002

Religion



First Presbyterian Church located at 216 South 34th Street, DO09:0210-002

Evaluation of Ford Birthplace Neighborhood

Portions of the Ford Birthplace neighborhood located on the north side of Hanscom Park were evaluated for inclusion in an expanded Field Club Residential Historic District or a separate Hanscom Park Residential Historic District. Properties in the area displayed poor physical integrity, including the addition of replacement siding and windows, additions, and altered porches. Infill properties, including several modern apartment buildings, have been constructed throughout the area and detract from the historic character. It was determined that the area does not contain a National Register-eligible district, nor does it appear to be appropriate to amend the boundaries or add areas to the Field Club Residential Historic District.



The President Gerald Ford Birthplace site located at 3202 Woolworth Street, DO09:0204-010

Future Survey and Research Needs

The 2002-2003 NeHBS of selected neighborhoods in Omaha identified historic topics and resource types that would benefit from further study. We recommend the following future research and survey practices to help interpret Omaha's unique history within the survey area for local residents, the city of Omaha, NSHS, and interested historians.

Multiple-Family Dwellings Multiple Property Document

The city of Omaha contains a significant number of multiple-family dwellings. Beginning in the 1890s, rowhouses, apartments, and duplexes were constructed throughout the city to meet the needs of the growing population. A citywide survey of these properties could develop a typology for Omaha of multiple-family dwellings based on building materials, form, style, and the settlement patterns in

the city. Once an evaluation was complete, a National Register Multiple Property Document (MPD) could be completed to provide a historic context for these properties and identify criteria for eligibility. Within the framework of a MPD, individual properties can be nominated to the National Register and recognized for their significance.

Omaha Park and Boulevard System National Register Nomination

The city of Omaha contains an extensive network of parks and boulevards designed by noted landscape architect H.W.S. Cleveland. Four parks and three boulevards are included in the boundaries of the survey area. The park and boulevard system is a significant landmark in landscape design and urban planning in the Midwest. The city of Omaha and the Nebraska State Historical Society consider the park and boulevard system to be eligible for the National Register, but a formal nomination has not been completed. A National Register Nomination should be completed to recognize the significance of the entire park and boulevard system in the city of Omaha. For a map and more information about the Omaha's park and boulevard system, see City of Omaha Planning Department, Omaha's Historic Park and Boulevard System, 1992, available from the City of Omaha Planning Department.

Period Revival Historic District Study Area

The western portion of the survey area, between 48th and 52nd Streets, contains a concentration of intact single-family period revival dwellings. The areas to the north and west of this portion of the survey area also contain concentrations of period revival dwellings that, along with the homes in the survey area, may form a cohesive district. The area is characterized by distinctive homes set back on large lots and features period revival styles, including Tudor, Colonial, and Classical. Construction materials include brick, stone, and frame. The concentration of houses within the survey area would not constitute a district on its own, but it should be evaluated along with the residential area to the north and west of the current survey boundaries for the potential for a larger residential National Register district.



*Period Revival residences located along
South 51st Street*

A Proactive Role of Preservation Within the Survey Area

Neighborhoods within the survey area have a significant amount of historic preservation potential, whether in commercial or residential areas. Using locally sponsored preservation tools, the city could continue its preservation efforts within the survey area, working with the nine neighborhood associations. The ultimate goal would be to have preservation become a shared community value, similar to public safety and quality education. The city could choose from a variety of preservation activities to highlight the areas' important resources, including:

- Working with neighborhood associations to understand area history and to include preservation as a priority of their future plans and organization.
- Increasing public education on preservation issues.
- Establishing locally designated landmarks and commercial districts.
- Listing properties on the National Register.
- Promoting walking tours.
- Strengthening local historical societies and museums.
- Continued survey efforts on behalf of Omaha CLG and the NSHS.

Local preservation efforts may also include:

- Tax credits to help stimulate downtown and neighborhood revitalization. The preservation and

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continued use of the historic buildings in the survey area can contribute to a vibrant and economically successful downtown and surrounding neighborhoods. The historic tax credit program and the adaptive reuse of historic buildings are two tools of preservation. For buildings that were constructed before 1936, not eligible for the National Register, and are used for non-residential uses, the Internal Revenue Service administers a 10 percent tax credit.

For more information contact the National Park Service (NPS) or visit their brochure on the web at www2.cr.nps.gov/tps/tax/brochure2.htm.

- Establishing local design guidelines. Design guidelines recommend practices to improve and protect the visual character of a historic commercial district or neighborhood. They offer property owners guidance for the sensitive rehabilitation of the exterior of historic buildings. Design guidelines could suggest techniques for the restoration of storefronts, appropriate alterations, or suitable replacement of windows. Property owners could learn appropriate cleaning and repointing methods for masonry that would not damage the structural stability of the bricks, yet would still renew the appearance of a building.

Each community can tailor a set of guidelines to a particular area such as the downtown, to address issues for specific building types. Design guidelines should follow the Secretary of the Interior's Standards for Rehabilitation prepared by the NPS.

For more information, contact the Omaha CLG or the NSHS (see Organizational Contacts in Chapter 4).

Chapter 4

Preservation in Nebraska

Throughout much of Nebraska's history, historic preservation was the province of dedicated individuals and organizations working alone in local communities. Since the passage of the National Historic Preservation Act of 1966, however, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts mandated by the Act. In Nebraska, the Director of the Nebraska State Historical Society (NSHS) serves as SHPO. The staff of the NSHS' Historic Preservation Division forms the Nebraska State Historic Preservation Office (NeSHPO).

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include:

- Conducting and maintaining a statewide historic building survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.
- Administering a federal tax incentives program for the preservation of historic buildings.

- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.

- Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

What follows is a brief description of NeSHPO programs, followed by a staff guide with telephone numbers. Though described separately, it is important to remember that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the mission of the NSHS.

Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes more than 64,000 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter private property without permission. In addition to this fieldwork, surveyors research the history of the area to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county such as an historic highway or type of industry.

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The purpose of the NeHBS is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the wealth of historic properties in their community. Properties included in the survey have no use restrictions placed on them, nor does the survey require any level of maintenance or accessibility by property owners. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHBS provides a basis for preservation and planning at all levels of government and for individual groups or citizens. Generally, the NeHBS includes properties that convey a sense of architectural significance. When possible and known, NeHBS also describes properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed "first look" at historic properties. Additionally, as the NeHBS is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. In short, the NeHBS is not an end in itself, but a beginning for public planners and individuals that value their community's history.

For more information, please call the NeHBS Program Associate or the Survey Coordinator listed below.

National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing in the National Register. The National Register is our nation's official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Mount Vernon or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local

properties that retain their physical integrity and convey local historic significance may also be listed.

It is important to note what listing a property in the National Register means or, perhaps more importantly, what it does not mean. The National Register does not:

- Restrict, in any way, a private property owner's ability to alter, manage, or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner's objection.
- Allow the listing of an historic district over a majority of property owners' objections.
- Require public access to private property.

Listing a property in the National Register does:

- Provide prestigious recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Help promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

For more information, please call the National Register Coordinator listed below.

Certified Local Governments

An important goal of the NeSHPO is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the local level. One element of this goal is to link local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this

purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality, that has adopted preservation as a priority. To become a CLG, a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
 - Promote preservation education and outreach.
 - Conduct and maintain some level of a historic building survey.
 - Establish a mechanism to designate local landmarks.
 - Create a preservation commission to oversee the preservation ordinance and the CLG program.
- The advantages of achieving CLG status include:
- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
 - Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed in the National Register.
 - Through the use of their landmarking and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use issues relating to historic properties.
 - CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
 - CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
 - Finally, but not least, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the National Park Service, and there are general rules to follow. A community considering CLG status, however, is given broad flexibility within those rules when

structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and economic assistance from the NeSHPO.

Omaha Certified Local Government

The city of Omaha qualified as a CLG in 1985. The Planning Department's Historic Preservation Administrator manages the program. A chief responsibility of a CLG is to maintain a survey of local historic properties. The survey gathers data related to the city's historic resources. A survey defines the historic character of a community or particular area and can provide the basis for making sound judgments in local planning.

Since the adoption of the city of Omaha's preservation ordinance in 1977, the Landmark Heritage Preservation Commission staff has been involved in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in Omaha for many years. The Omaha-Douglas County Historic Buildings Survey contains data on more than 6,000 buildings in the city's jurisdictional area. This computerized catalog system includes information concerning property location, ownership, use, date of construction, architectural style, and other pertinent information. Historic survey data is now integrated into the city of Omaha's Geographic Information System (GIS).

Data contained in the Omaha-Douglas County Historic Buildings Survey is coordinated with the NeHBS maintained by the NeSHPO. Both the local and state survey data are accessible to the public, although certain information such as the location of vacant properties or archaeological sites may be restricted to the public.

Omaha Landmarks Heritage Preservation Commission

In 1977 the Omaha City Council adopted the Landmarks Heritage Preservation Ordinance, the first comprehensive preservation ordinance in Nebraska. Patterned after legislation that had proved successful in Seattle, New York, and Savannah, the Omaha ordinance contained provisions for the creation of a commission that has the ability to designate structures and districts of

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local significance; regulate work done on designated buildings; and identify and implement overall goals and objectives for preservation in the city.

The 1977 ordinance created the Landmarks Heritage Preservation Commission (Commission). Nine members compose the Commission: an architect, a curator, a professional historian, three members active in a preservation-related field, two laypersons, and an owner or operator of a business or property within a landmark heritage preservation district. Commission members are appointed by the Mayor to terms of three years, subject to confirmation by the City Council. The Commission selects its own chairman and rules of procedure. The body generally meets monthly, with special meetings held by call of the chairman.

For more information, please call the Preservation Administrator at the Omaha Planning Department listed below.

Preservation Tax Incentives

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or a locally landmarked (by a CLG see above) historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agriculture-related outbuildings may also qualify.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and a community. The program is not necessarily intended to reconstruct or restore historic buildings to exact, as-built specifications.

The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property (usually by listing the property in the National Register) and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office. For more information, please call the Review and Preservation Services Program Associate listed below.

Federal Project Review

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), through the Nebraska Department of Roads, contemplates construction of a new highway,

FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed in, or eligible for listing in, the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take place early enough in the planning process to allow for alternatives that would avoid adverse effects to historic properties; i.e., in the example above, the modification of a new highway's right-of-way could avoid an archaeological site or historic barn.

It is important to note that public participation in this process is vital. The Section 106 process requires the federal agency to seek views of the public and interested parties if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; but often the most valuable information comes from comments provided by the public. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action. It is truly a law that gives the public a voice in an unwieldy bureaucratic system.

For more information about Section 106 review, please contact a member of the Federal Agency Review staff of the NeSHPO listed below.

Public Outreach and Education

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spend considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for

preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The above short descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source - the National Historic Preservation Act - they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve . . . the public.

For more information about the NeSHPO or the programs described above, please call (402) 471-4787 or 1-800-833-6747. Information is also available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

Organizational Contacts

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The personnel above, excluding Lynn Meyer and Terry Steinacher, may also be reached by dialing 1-800-833-6747.

State of Nebraska Historic Preservation Board Members

Fred Alley, Vice Chair – North Platte
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Gloria Clark – Alliance
Melissa Connor – Lincoln
Walter Duda – Omaha
Beverly Fleming, Chair – Lincoln
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Nancy Haney – Lyman
Jim McKee – Lincoln
Jack Preston – Lyman
Catherine Renschler – Hastings
Marianne Simmons – Fremont
Lawrence Sommer, Secretary – Lincoln

Appendix A. Properties Listed in the National Register of Historic Places or Designated as Local Landmarks

Address	Resource Name	NeHBS Number	Designation*
Individual Properties			
1040 South 29 Street	Georgia Apartments	DO09:0205-002	NR, LL
1320 South 29 Street	Park School	DO09:0203-023	NR, LL
1050 South 32 Street	Augustus B. Slater House	DO09:0206-001	LL
602 North 33 Street	Melrose Apartments	DO09:0214-003	NR, LL
102-108 South 36 Street	Dr. Paul Grossman Apartments	DO09:0319-002	LL
302 South 36 Street	Blackstone Hotel	DO09:0319-006	NR, LL
503 South 36 Street	Mary Reed House	DO09:0208-001	LL
320 South 37 Street	Gurdon Wattles House	DO09:0319-010	NR**, LL
500 South 38 Street	Brandeis/Millard House	DO09:0317-002	NR, LL
507 South 38 Street	Charles McLaughlin House	DO09:0317-004	NR, LL
101 North 39 Street	T. C. Havens House	DO09:0321-005	NR, LL
404 South 39 Street	Bradford-Pettis House	DO09:0319-008	NR, LL
502 North 40 Street	G. F. Epeneter House	DO09:0323-004	LL
701 North 40 Street	St. Cecilia's Cathedral	DO09:0323-001	NR, LL
415 North 41 Avenue	Saunders School	DO09:0323-021	NR, LL
3100 Chicago Street	Garneau/Kilpatrick House	DO09:0212-001	NR, LL
3920 Cuming Street	Dr. Samuel D. Mercer House	DO09:0325-004	NR
3902 Davenport Street	George A. Joslyn House	DO09:0321-001	NR, LL
3817 Dewey Avenue	West Farnam Apartments	DO09:0317-001	NR**, LL
3027 Farnam Street	Clarinda & Page Apartments	DO09:0210-006	LL
3708 Farnam Street	Gottlieb Storz House	DO09:0319-003	NR, LL
3114 Harney Street	First Unitarian Church of Omaha	DO09:0210-005	NR, LL
3524 Hawthorne Avenue	Edgar Zabriskie House	DO09:0216-002	NR, LL
3611 Jackson Street	Breckenridge/Gordon House	DO09:0317-009	NR**, LL
3819 Jones Street	Columbian School	DO09:0317-045	NR, LL
3426 Lincoln Boulevard	Dr. Elmer R. Porter House	DO09:0216-027	NR, LL
3005-3011 Pacific Street	Hicks Terrace	DO09:0204-008	LL
3017 Pacific Street	George N. Hicks House	DO09:0204-006	LL
1001 Park Avenue	Mason Terrace and Van Closter Residence	DO09:0205-001	LL
1102 Park Avenue	Normandie Apartments	DO09:0203-007	NR, LL
Dodge Street over Saddle Creek Road	Saddle Creek Underpass	DO09:0322-014	NR
Districts			
Bemis Park Landmark Heritage District			LL
West Central-Cathedral Landmark Heritage District			LL
Gold Coast National Register Historic District			NR

*LL denotes Local Landmark designation; NR denotes listing in the National Register of Historic Places.

**Contributing properties located in the Gold Coast National Register District, but not individually listed in the National Register.

Appendix B. Inventory of Individually Surveyed Properties

Address		Resource Name	NeHBS Number	Designation
528	South 29 Street	Morley Apartments	DO09:0207-047	Settlement
846	South 29 Street	Apartment building	DO09:0205-021	Settlement
1034	South 29 Street	H.N. Wood Residence	DO09:0205-031	Architecture
1120	South 29 Street	House	DO09:0203-036	Settlement
1142	South 29 Street	House	DO09:0203-015	Settlement
1526	South 29 Street	R.B. Guild Residence	DO09:0201-003	Settlement
1530	South 29 Street	Mrs. Mary H. Noe Residence	DO09:0201-004	Settlement
821	South 30 Street	House	DO09:0205-116	Settlement
1006	South 30 Avenue	House	DO09:0206-035	Settlement
1011	South 30 Avenue	Rowhouse	DO09:0206-040	Settlement
1014	South 30 Avenue	House	DO09:0206-036	Settlement
1031	South 30 Avenue	W.D. Mead Jr. Duplex	DO09:0206-046	Settlement
1039	South 30 Avenue	George W. Loomis Residence	DO09:0206-048	Settlement
1124	South 30 Avenue	House	DO09:0204-049	Architecture
1302	South 30 Avenue	House	DO09:0204-112	Architecture
1310	South 30 Avenue	C.E. Gratton Residence	DO09:0204-114	Architecture
1314	South 30 Avenue	G. William Garlock Residence	DO09:0204-115	Architecture
116	North 31 Avenue	House	DO09:0212-066	Settlement
117	North 31 Avenue	Wayburn Apartments	DO09:0212-007	Architecture
131	North 31 Avenue	House	DO09:0212-075	Settlement
143	North 31 Avenue	House	DO09:0212-076	Settlement
147	North 31 Avenue	House	DO09:0212-077	Settlement
1024	North 31 Avenue	Duplex	DO09:0216-059	Architecture
517	South 31 Avenue	House	DO09:0208-055	Settlement
624	South 31 Avenue	House	DO09:0208-054	Settlement
118	North 31 Street	Kay Apartments	DO09:0212-006	Architecture
128	North 31 Street	Beverly Manor	DO09:0212-013	Architecture
307	North 31 Street	House	DO09:0212-070	Settlement
319	North 31 Street	House	DO09:0212-069	Settlement
512	South 31 Street	Duplex	DO09:0208-002	Settlement
515	South 31 Street	Apartment building	DO09:0208-006	Settlement
520	South 31 Street	Monticello Apartments	DO09:0208-003	Settlement
c. 530	South 31 Street	Mt Vernon Apartments	DO09:0208-004	Settlement
617	South 31 Street	Ekard Court Apartments	DO09:0208-008	Settlement
620	South 31 Street	Jackson Elementary School	DO09:0208-007	Education
1036	South 31 Street	Rosewell Court Apartments	DO09:0206-032	Settlement
1102	South 31 Street	S.D. Garmong Residence	DO09:0204-004	Architecture
1113	South 31 Street	C.J. Smyth Residence	DO09:0204-045	Architecture
1126	South 31 Street	Duplex	DO09:0204-041	Architecture
1309	South 31 Street	House	DO09:0204-109	Architecture
1330	South 31 Street	E.E. Huntley Residence	DO09:0204-106	Architecture
1334	South 31 Street	House	DO09:0204-107	Architecture
114	North 32 Avenue	House	DO09:0212-074	Settlement
135	North 32 Avenue	House	DO09:0212-064	Settlement
137	North 32 Avenue	House	DO09:0212-063	Settlement
139	North 32 Avenue	House	DO09:0212-062	Settlement
116	North 32 Avenue	Duplex	DO09:0212-057	Settlement
120	North 32 Avenue	House	DO09:0212-058	Settlement
606	South 32 Avenue	Boulevard Apartments	DO09:0208-025	Settlement
608	South 32 Avenue	Seymour Apartments	DO09:0208-026	Settlement
631	South 32 Avenue	House	DO09:0208-056	Settlement

Appendix B. Inventory of Individually Surveyed Properties

Address		Resource Name	NeHBS Number	Designation
613	North 32 Street	House	DO09:0214-036	Architecture
1015	North 32 Street	House	DO09:0216-071	Architecture
1018	North 32 Street	House	DO09:0216-072	Architecture
1033	North 32 Street	House	DO09:0216-073	Architecture
1035	North 32 Street	House	DO09:0216-074	Architecture
1302	North 32 Street	House	DO09:0218-021	Architecture
1040	South 32 Street	Duplex	DO09:0206-030	Settlement
1106	South 32 Street	A.D. Schermerhorn Residence	DO09:0204-001	Settlement
1127	South 32 Street	F.W. Rice Residence	DO09:0204-042	Architecture
1138	South 32 Street	Apartment building	DO09:0204-029	Settlement
1142	South 32 Street	Apartment building	DO09:0204-035	Settlement
1146	South 32 Street	Apartment building	DO09:0204-036	Settlement
1312	South 32 Street	John L. Carey Residence	DO09:0204-095	Settlement
1323	South 32 Street	Triplex	DO09:0204-137	Architecture
115	North 33 Street	Idalia Apartments	DO09:0212-015	Architecture
124	North 33 Street	House	DO09:0212-083	Settlement
128	North 33 Street	Meister Apartments	DO09:0212-008	Settlement
132	North 33 Street	Apartment building	DO09:0212-071	Settlement
136	North 33 Street	Justin Apartments	DO09:0212-009	Settlement
137	North 33 Street	Harriet Court	DO09:0212-011	Architecture
152	North 33 Street	House	DO09:0212-055	Settlement
531	North 33 Street	Commercial building	DO09:0214-031	Commerce
618	North 33 Street	Triplex	DO09:0214-007	Settlement
624	North 33 Street	Duplex	DO09:0214-008	Settlement
630	North 33 Street	Duplex	DO09:0214-009	Settlement
1325	North 33 Street	House	DO09:0218-012	Architecture
524	South 33 Street	Apartment building	DO09:0208-045	Architecture
811	South 33 Street	Rowhouse	DO09:0206-008	Settlement
904	South 33 Street	House	DO09:0206-007	Settlement
921	South 33 Street	Clifton Place Townhomes	DO09:0206-013	Settlement
1007	South 33 Street	House	DO09:0206-022	Settlement
1011	South 33 Street	House	DO09:0206-023	Settlement
1031	South 33 Street	House	DO09:0206-065	Settlement
1033	South 33 Street	House	DO09:0206-064	Settlement
1048	South 33 Street	Duplex	DO09:0206-062	Settlement
1128	South 33 Street	Mrs. Anna Stovel Residence	DO09:0204-021	Settlement
108	North 34 Street	Apartment building	DO09:0212-030	Architecture
110	North 34 Street	Apartment building	DO09:0212-031	Settlement
144	North 34 Street	Duplex	DO09:0212-034	Settlement
145	North 34 Street	Monterey Apartments	DO09:0212-016	Architecture
146	North 34 Street	Duplex	DO09:0212-035	Settlement
809	North 34 Street	Duplex	DO09:0216-048	Architecture
216	South 34 Street	First Presbyterian Church	DO09:0210-002	Architecture
502	South 34 Street	Apartment building	DO09:0208-057	Architecture
558	South 34 Street	Duplex	DO09:0208-058	Architecture
564	South 34 Street	Parkview Apartments	DO09:0208-028	Settlement
131	North 35 Avenue	House	DO09:0212-082	Settlement
327	North 35 Avenue	Duplex	DO09:0212-036	Settlement
329	North 35 Avenue	Duplex	DO09:0212-037	Settlement
602	South 35 Avenue	House	DO09:0208-060	Architecture
807	South 35 Avenue	House	DO09:0206-006	Settlement
1030	South 35 Avenue	House	DO09:0206-002	Settlement

Appendix B. Inventory of Individually Surveyed Properties

Address		Resource Name	NeHBS Number	Designation
1044	South 35 Avenue	Duplex	DO09:0206-005	Settlement
134	North 35 Street	Duplex	DO09:0212-073	Settlement
309	North 35 Street	Duplex	DO09:0212-040	Settlement
1215	North 35 Street	House	DO09:0218-027	Architecture
504	South 35 Street	Apartment building	DO09:0208-020	Architecture
601	South 35 Street	Apartment building	DO09:0208-036	Architecture
609	South 35 Street	Apartment building	DO09:0208-038	Architecture
1017	South 35 Street	House	DO09:0206-069	Settlement
308	North 36 Avenue	House	DO09:0321-099	Architecture
129	North 36 Street	House	DO09:0212-081	Architecture
611	North 36 Street	Triplex	DO09:0214-018	Architecture
617	North 36 Street	Triplex	DO09:0214-019	Architecture
719	North 36 Street	Duplex	DO09:0214-014	Settlement
1314	North 36 Street	House	DO09:0327-035	Architecture
421	South 36 Street	First Central Congregational Church	DO09:0210-010	Religion
1010	South 36 Street	House	DO09:0315-020	Settlement
1011	South 36 Street	Duplex	DO09:0206-060	Settlement
1014	South 36 Street	Walter Anderson Residence	DO09:0315-011	Settlement
1017	South 36 Street	E.E. Allen Residence	DO09:0206-003	Settlement
1021	South 36 Street	H.E. Cochrane Residence	DO09:0206-004	Settlement
307	North 37 Street	House	DO09:0321-100	Architecture
309	North 37 Street	House	DO09:0321-101	Architecture
315	North 37 Street	House	DO09:0321-102	Architecture
211	South 37 Street	Apartment building	DO09:0319-035	Settlement
825	South 37 Street	Apartment building	DO09:0315-001	Settlement
830	South 37 Street	Apartments	DO09:0315-003	Settlement
903	South 37 Street	House	DO09:0315-021	Settlement
905	South 37 Street	House	DO09:0315-022	Settlement
911	South 37 Street	House	DO09:0315-023	Settlement
1002	South 37 Street	Duplex	DO09:0315-017	Settlement
1007	South 37 Street	House	DO09:0315-024	Settlement
1014	South 37 Street	House	DO09:0315-025	Settlement
123	North 38 Avenue	House	DO09:0322-106	Architecture
906	South 38 Avenue	House	DO09:0315-030	Architecture
908	South 38 Avenue	House	DO09:0315-031	Architecture
105	North 38 Street	Radcliffe Apartments	DO09:0321-028	Architecture
121	North 38 Street	Duplex	DO09:0321-104	Architecture
122	North 38 Street	Duplex	DO09:0321-039	Architecture
138	North 38 Street	House	DO09:0321-042	Architecture
923	North 38 Street	Apartment building	DO09:0325-042	Architecture
1019	North 38 Street	House	DO09:0325-051	Architecture
1023	North 38 Street	House	DO09:0325-074	Architecture
915	South 38 Street	House	DO09:0315-026	Architecture
922	South 38 Street	House	DO09:0315-027	Architecture
1011	South 38 Street	House	DO09:0315-028	Architecture
1016	South 38 Street	House	DO09:0315-006	Architecture
326	North 40 Street	House	DO09:0321-094	Architecture
604	North 40 Street	House	DO09:0323-089	Architecture
813	North 40 Street	Commercial building	DO09:0325-053	Commerce
918	North 40 Street	House	DO09:0325-075	Settlement
928	North 40 Street	Duplex	DO09:0325-033	Settlement
1014	North 40 Street	House	DO09:0325-050	Settlement

Appendix B. Inventory of Individually Surveyed Properties

Address	Resource Name	NeHBS Number	Designation
1023 North 40 Street	Lowe Ave Presbyterian Church	DO09:0325-001	Religion
1120 North 40 Street	House	DO09:0327-032	Settlement
1324 North 40 Street	Commercial building	DO09:0327-029	Commerce
414 South 40 Street	Duplex	DO09:0319-071	Architecture
369 North 41 Avenue	House	DO09:0321-093	Architecture
414 North 41 Avenue	Duplex	DO09:0323-028	Architecture
515 North 41 Avenue	Duplex	DO09:0323-030	Architecture
624 North 41 Avenue	Duplex	DO09:0323-031	Architecture
315 North 41 Street	House	DO09:0321-095	Architecture
320 North 41 Street	House	DO09:0321-096	Architecture
349 North 41 Street	House	DO09:0321-097	Architecture
350 North 41 Street	House	DO09:0321-098	Architecture
631 North 41 Street	Duplex	DO09:0323-034	Architecture
635 North 41 Street	Duplex	DO09:0323-035	Architecture
303 South 41 Street	Church	DO09:0319-084	Religion
535 South 41 Street	Apartment building	DO09:0317-052	Settlement
921 South 41 Street	House	DO09:0315-032	Architecture
1020 South 41 Street	House	DO09:0315-033	Architecture
117 North 43 Street	Duplex	DO09:0322-007	Architecture
806 North 43 Street	House	DO09:0326-012	Architecture
812 North 43 Street	House	DO09:0326-013	Architecture
101 South 49 Avenue	Elwood Apartments	DO09:0431-002	Architecture
108 South 49 Avenue	Casalinda Apartments	DO09:0431-003	Architecture
111 South 49 Avenue	Ambassador Apartments	DO09:0431-004	Architecture
313 South 49 Avenue	House	DO09:0431-032	Architecture
110 South 49 Street	Apartment building	DO09:0431-034	Architecture
302 South 49 Street	Duplex	DO09:0431-007	Architecture
403 South 49 Street	House	DO09:0431-033	Architecture
105 South 50 Avenue	House	DO09:0431-024	Architecture
108 South 50 Avenue	House	DO09:0321-025	Architecture
109 South 50 Avenue	House	DO09:0321-026	Architecture
114 South 50 Avenue	House	DO09:0431-027	Architecture
302 South 50 Avenue	House	DO09:0431-028	Architecture
303 South 50 Avenue	House	DO09:0431-029	Architecture
306 South 50 Avenue	House	DO09:0431-030	Architecture
532 South 50 Avenue	House	DO09:0429-003	Architecture
533 South 50 Avenue	House	DO09:0429-002	Architecture
317 South 50 Street	House	DO09:0431-031	Architecture
101 South 51 Avenue	House	DO09:0431-015	Architecture
102 South 51 Avenue	House	DO09:0431-013	Architecture
106 South 51 Avenue	House	DO09:0431-014	Architecture
108 South 51 Avenue	House	DO09:0431-016	Architecture
109 South 51 Avenue	House	DO09:0431-017	Architecture
113 South 51 Avenue	House	DO09:0431-018	Architecture
122 South 51 Avenue	House	DO09:0431-019	Architecture
301 South 51 Avenue	House	DO09:0431-021	Architecture
302 South 51 Avenue	House	DO09:0431-020	Architecture
524 South 51 Avenue	House	DO09:0429-006	Architecture
111 South 51 Street	House	DO09:0431-023	Architecture
120 South 51 Street	House	DO09:0431-022	Architecture
610 South 51 Street	House	DO09:0429-005	Architecture
621 South 51 Street	House	DO09:0429-004	Architecture

Appendix B. Inventory of Individually Surveyed Properties

Address		Resource Name	NeHBS Number	Designation
105	South 52 Street	House	DO09:0431-039	Architecture
109	South 52 Street	House	DO09:0431-040	Architecture
111	South 52 Street	House	DO09:0431-041	Architecture
113	South 52 Street	House	DO09:0431-042	Architecture
311	South 52 Street	House	DO09:0431-043	Architecture
519	South 52 Street	House	DO09:0429-011	Architecture
521	South 52 Street	House	DO09:0429-012	Architecture
531	South 52 Street	House	DO09:0429-013	Architecture
541	South 52 Street	House	DO09:0429-014	Architecture
3311	Burt Street	House	DO09:0214-027	Architecture
3320	Burt Street	House	DO09:0216-076	Architecture
3415	Burt Street	Triplex	DO09:0214-011	Architecture
3416	Burt Street	House	DO09:0216-075	Architecture
3525	Burt Street	Duplex	DO09:0214-013	Settlement
3818	Burt Street	House	DO09:0325-052	Architecture
3922	Burt Street	Apartment building	DO09:0325-025	Architecture
3005	California Street	Duplex	DO09:0214-020	Architecture
3015	California Street	House	DO09:0214-033	Architecture
3023	California Street	House	DO09:0214-034	Architecture
3031	California Street	House	DO09:0214-032	Architecture
3042	California Street	Triplex	DO09:0214-012	Architecture
3320	California Street	Shirley Apartment No. 2	DO09:0214-002	Settlement
3328	California Street	Shirley Apartment No. 1	DO09:0214-004	Settlement
3425	California Street	House	DO09:0214-030	Architecture
3019	Cass Street	House	DO09:0212-048	Architecture
3023	Cass Street	House	DO09:0212-078	Architecture
3025	Cass Street	Apartment building	DO09:0212-023	Architecture
3040	Cass Street	Duplex	DO09:0214-015	Settlement
3104	Cass Street	House	DO09:0214-035	Architecture
3119	Cass Street	House	DO09:0212-079	Architecture
3122	Cass Street	Duplex	DO09:0214-016	Architecture
3125	Cass Street	Duplex	DO09:0212-024	Architecture
3131	Cass Street	Duplex	DO09:0212-025	Architecture
3411	Cass Street	House	DO09:0214-037	Architecture
3506 ^{1/2}	Cass Street	Duplex	DO09:0214-017	Settlement
3521	Cass Street	Duplex	DO09:0212-039	Settlement
3568	Cass Street	House	DO09:0214-038	Architecture
4178	Cass Street	Apartment building	DO09:0323-005	Architecture
4311	Cass Street	House	DO09:0324-004	Architecture
3110	Chicago Street	House	DO09:0212-050	Settlement
3126	Chicago Street	House	DO09:0212-052	Settlement
3134	Chicago Street	House	DO09:0212-053	Settlement
3136	Chicago Street	House	DO09:0212-054	Settlement
4170	Chicago Street	House	DO09:0322-015	Architecture
4323	Chicago Street	House	DO09:0322-020	Architecture
4328	Chicago Street	House	DO09:0322-019	Architecture
4332	Chicago Street	House	DO09:0322-021	Architecture
4402	Chicago Street	House	DO09:0322-022	Architecture
4409	Chicago Street	House	DO09:0322-023	Architecture
4418	Chicago Street	House	DO09:0322-024	Architecture
3215	Cuming Street	Technical High School	DO09:0216-045	Education
3319	Cuming Street	Triplex	DO09:0216-052	Architecture

Appendix B. Inventory of Individually Surveyed Properties

Address	Resource Name	NeHBS Number	Designation
3419 Cuming Street	Duplex	DO09:0216-053	Architecture
3429 Cuming Street	Duplex	DO09:0216-054	Architecture
3511 Cuming Street	Duplex	DO09:0216-055	Architecture
3515 Cuming Street	Duplex	DO09:0216-056	Architecture
3521 Cuming Street	Duplex	DO09:0216-057	Architecture
3815 Cuming Street	Apartment building	DO09:0325-027	Architecture
3819 Cuming Street	Apartment building	DO09:0325-028	Architecture
3903 Cuming Street	Calvary Baptist Church	DO09:0325-047	Religion
3911 Cuming Street	Commercial building	DO09:0325-048	Commerce
3915 Cuming Street	Commercial building	DO09:0325-049	Commerce
4171 Cuming Street	Duplex	DO09:0326-001	Settlement
4211 Cuming Street	House	DO09:0326-010	Architecture
4215 Cuming Street	Duplex	DO09:0326-002	Architecture
4504 Cuming Street	Warehouse	DO09:0326-011	Commerce
3108 Davenport Street	Hillside Court Apartments	DO09:0212-014	Architecture
3115 Davenport Street	Apartment building	DO09:0212-003	Settlement
3151 Davenport Street	House	DO09:0212-068	Architecture
3252 Davenport Street	Yates Elementary School	DO09:0212-002	Education
3519 Davenport Street	House	DO09:0212-080	Architecture
3551 Davenport Street	Duplex	DO09:0212-028	Architecture
3601 Davenport Street	Apartment building	DO09:0321-030	Architecture
3661 Davenport Street	House	DO09:0321-103	Architecture
4151 Davenport Street	House	DO09:0321-105	Architecture
4160 Davenport Street	Duplex	DO09:0321-029	Architecture
4222 Davenport Street	House	DO09:0322-025	Architecture
4355 Davenport Street	Apartment building	DO09:0322-026	Architecture
3301 Dewey Avenue	Dewey Apartments	DO09:0208-022	Settlement
3307 Dewey Avenue	Romona Court Apartments	DO09:0208-014	Settlement
3106 Dodge Street	Turner Court Apartments	DO09:0212-004	Architecture
3315 Dodge Street	Mutual of Omaha Insurance Co.	DO09:0210-009	Architecture
3406 Dodge Street	Apartment building	DO09:0212-017	Architecture
3424 Dodge Street	House	DO09:0212-072	Settlement
3708 Dodge Street	Congress/Senate Apartments	DO09:0321-021	Architecture
4318 Dodge Street	Triplex	DO09:0322-005	Settlement
4613 Dodge Street	Jensen Service Garage	DO09:0320-020	Transportation
4629 Dodge Street	Dr. A.B. Pittman Animal House	DO09:0320-001	Services
4835 Dodge Street	Service Station	DO09:0431-012	Transportation
4973 Dodge Street	Commercial building	DO09:0431-013	Commerce
3143 Farnam Street	Prime Motors	DO09:0210-011	Transportation
3166 Farnam Street	Mortuary	DO09:0210-030	Services
3562 Farnam Street	Commercial building	DO09:0210-032	Commerce
3564 Farnam Street	Commercial building	DO09:0210-031	Commerce
3916 Farnam Street	Commercial building	DO09:0319-065	Architecture
3924 Farnam Street	Commercial building	DO09:0319-068	Architecture
4524 Farnam Street	3 J's Bar	DO09:0320-017	Commerce
4652 Farnam Street	Apartment building	DO09:0320-011	Architecture
4655 Farnam Street	Duplex	DO09:0320-012	Architecture
4812 Farnam Street	House	DO09:0431-038	Architecture
4814 Farnam Street	House	DO09:0431-037	Architecture
4821 Farnam Street	House	DO09:0431-036	Architecture
4824 Farnam Street	House	DO09:0431-035	Architecture
1004 Glenwood Avenue	House	DO09:0325-062	Architecture

Appendix B. Inventory of Individually Surveyed Properties

Address		Resource Name	NeHBS Number	Designation
1006	Glenwood Avenue	House	DO09:0325-063	Architecture
1010	Glenwood Avenue	House	DO09:0325-064	Architecture
3415	Hamilton Street	House	DO09:0218-017	Architecture
3805	Hamilton Street	Walnut Hill Reservoir	DO09:0327-002	Services
4371	Hamilton Street	House	DO09:0328-007	Architecture
2952	Harney Street	Apartment building	DO09:0209-066	Settlement
3001	Harney Street	Apartment building	DO09:0210-034	Settlement
3005	Harney Street	Harney Apartments	DO09:0210-017	Settlement
3301	Harney Street	Knights of Columbus	DO09:0210-029	Association
3304	Harney Street	Mutual of Omaha Insurance Co.	DO09:0210-028	Architecture
3311	Harney Street	House	DO09:0210-033	Settlement
3343	Harney Street	Duplex	DO09:0210-025	Settlement
3347	Harney Street	Duplex	DO09:0210-026	Settlement
4004	Harney Street	Apartment building	DO09:0319-083	Architecture
2967	Harris Street	Duplex	DO09:0204-128	Architecture
3624	Hawthorne Avenue	House	DO09:0325-065	Architecture
3628	Hawthorne Avenue	House	DO09:0325-066	Architecture
3632	Hawthorne Avenue	House	DO09:0325-067	Architecture
3704	Hawthorne Avenue	House	DO09:0325-068	Architecture
3708	Hawthorne Avenue	House	DO09:0325-069	Architecture
3712	Hawthorne Avenue	House	DO09:0325-070	Architecture
3716	Hawthorne Avenue	House	DO09:0325-071	Architecture
3720	Hawthorne Avenue	House	DO09:0325-072	Architecture
3724	Hawthorne Avenue	House	DO09:0325-073	Architecture
2909	Hickory Street	Duplex	DO09:0201-020	Settlement
3419	Howard Street	Valencia Apartments	DO09:0208-015	Architecture
3516	Howard Street	House	DO09:0208-061	Architecture
3565	Howard Street	House	DO09:0208-062	Architecture
4009	Izard Street	Duplex	DO09:0325-029	Settlement
4012	Izard Street	House	DO09:0325-046	Settlement
4016	Izard Street	House	DO09:0325-045	Settlement
4025	Izard Street	House	DO09:0325-041	Architecture
4106	Izard Street	House	DO09:0325-039	Settlement
4113	Izard Street	Duplex	DO09:0325-031	Settlement
4117	Izard Street	Duplex	DO09:0325-032	Settlement
4128	Izard Street	House	DO09:0326-006	Settlement
4517	Izard Street	House	DO09:0326-009	Settlement
2922	Jackson Street	Stratford Terrace Apartments	DO09:0207-044	Settlement
3007	Jackson Street	Raleigh Apartments	DO09:0208-016	Architecture
3176	Jackson Street	House	DO09:0208-053	Settlement
3424	Jackson Street	Commercial building	DO09:0208-052	Commerce
5116	Jackson Street	House	DO09:0429-008	Architecture
5160	Jackson Street	House	DO09:0429-007	Architecture
3503	Jones Street	Reida Apartments	DO09:0208-029	Architecture
3709	Jones Street	Charles Elgutter Residence	DO09:0317-010	Architecture
5158	Jones Street	House	DO09:0429-101	Architecture
3019	Lafayette Avenue	House	DO09:0218-018	Architecture
3031	Lafayette Avenue	House	DO09:0218-019	Architecture
3130	Lafayette Avenue	House	DO09:0218-020	Architecture
3205	Lafayette Avenue	House	DO09:0218-022	Architecture
3219	Lafayette Avenue	House	DO09:0218-023	Architecture
3419	Lafayette Avenue	House	DO09:0218-024	Architecture

Appendix B. Inventory of Individually Surveyed Properties

Address	Resource Name	NeHBS Number	Designation
3423 Lafayette Avenue	Duplex	DO09:0218-008	Architecture
3514 Lafayette Avenue	House	DO09:0218-025	Architecture
3647 Lafayette Avenue	Augustana Lutheran Church	DO09:0327-005	Religion
4024 Lafayette Avenue	House	DO09:0327-033	Architecture
2934 Leavenworth Street	Unitah Apartments	DO09:0207-045	Architecture
3105 Leavenworth Street	Commercial building	DO09:0206-066	Commerce
3501 Leavenworth Street	Commercial building	DO09:0206-068	Commerce
3555 Leavenworth Street	House	DO09:0206-074	Settlement
4014 Leavenworth Street	Commercial building	DO09:0317-051	Architecture
4206 Leavenworth Street	Charlie Graham Service Garage	DO09:0318-006	Transportation
4314 Leavenworth Street	Commercial building	DO09:0318-007	Architecture
4540 Leavenworth Street	Bronco's Hamburgers	DO09:0318-008	Architecture
5022 Leavenworth Street	Commercial building	DO09:0429-009	Architecture
4912 Leavenworth Street	Holy Sepulchre Catholic Cemetery	DO09:0429-015	Religion
121 Lincoln Boulevard	Duplex	DO09:0212-020	Architecture
3009 Lincoln Boulevard	House	DO09:0216-070	Architecture
3018 Lincoln Boulevard	Duplex	DO09:0216-058	Architecture
3101 Lincoln Boulevard	House	DO09:0216-069	Architecture
3107 Lincoln Boulevard	House	DO09:0216-068	Architecture
3108 Lincoln Boulevard	House	DO09:0216-067	Architecture
3110 Lincoln Boulevard	House	DO09:0216-066	Architecture
3152 Lincoln Boulevard	Duplex	DO09:0216-063	Architecture
3159 Lincoln Boulevard	House	DO09:0216-065	Architecture
3160 Lincoln Boulevard	House	DO09:0216-064	Architecture
3728 Lincoln Boulevard	House	DO09:0325-054	Architecture
3716 Lincoln Boulevard	House	DO09:0325-061	Architecture
3720 Lincoln Boulevard	House	DO09:0325-060	Architecture
3724 Lincoln Boulevard	House	DO09:0325-059	Architecture
3022 Marcy Street	Duplex	DO09:0206-052	Settlement
3216 Marcy Street	Apartment building	DO09:0206-067	Settlement
3710 Marcy Street	Apartment building	DO09:0315-002	Settlement
3811 Marcy Street	House	DO09:0315-029	Architecture
2911 Mason Street	Apartment building	DO09:0205-117	Settlement
3137 Mason Street	House	DO09:0206-025	Settlement
3148 Mason Street	Duplex	DO09:0206-055	Settlement
903 Mercer Boulevard	House	DO09:0325-005	Architecture
925 Mercer Boulevard	House	DO09:0325-058	Architecture
1023 Mercer Boulevard	House	DO09:0325-076	Architecture
912 Mercer Park Road	House	DO09:0325-055	Architecture
1010 Mercer Park Road	House	DO09:0325-056	Architecture
1026 Mercer Park Road	House	DO09:0325-057	Architecture
3212 Myrtle Avenue	House	DO09:0218-026	Architecture
3110 Nicholas Street	House	DO09:0216-062	Architecture
4125 Nicholas Street	House	DO09:0325-044	Architecture
4383 Nicholas Street	Omar Baking Co.	DO09:0326-008	Processing
2967 Pacific Street	Apartment building	DO09:0204-011	Settlement
3015 Pacific Street	L.D. Spaulding Residence	DO09:0204-007	Settlement
3109 Pacific Street	House	DO09:0204-038	Settlement
3111 Pacific Street	E.J. Hart Residence	DO09:0204-002	Settlement
3115 Pacific Street	Apartment building	DO09:0204-037	Settlement
3218 Pacific Street	House	DO09:0206-049	Settlement
3220 Pacific Street	House	DO09:0206-024	Settlement

Appendix B. Inventory of Individually Surveyed Properties

Address		Resource Name	NeHBS Number	Designation
3602	Pacific Street	House	DO09:0315-014	Architecture
3620	Pacific Street	Dr. A.B. Candon Residence	DO09:0315-013	Architecture
4017	Page Street	Duplex	DO09:0323-036	Architecture
421	Park Avenue	First Baptist Church	DO09:0209-002	Architecture
516	Park Avenue	Mrs. G.N. Clayton Residence	DO09:0207-034	Settlement
523	Park Avenue	Apartment building	DO09:0207-056	Settlement
526	Park Avenue	Duplex	DO09:0207-036	Settlement
530	Park Avenue	Duplex	DO09:0207-037	Settlement
602	Park Avenue	St. John Baptist Greek Orthodox Church	DO09:0207-002	Religion
628	Park Avenue	Selma Terrace Apartments	DO09:0207-050	Architecture
804	Park Avenue	Apartment building	DO09:0205-016	Architecture
817	Park Avenue	Apartment	DO09:0205-101	Settlement
846	Park Avenue	Terrace Court Apartments	DO09:0205-018	Settlement
1002	Park Avenue	House	DO09:0205-022	Architecture
1029	Park Avenue	Hanscom Apartments	DO09:0205-025	Architecture
1124	Park Avenue	Thorvald Apartments	DO09:0203-010	Architecture
1127	Park Avenue	Commercial building	DO09:0203-028	Commerce
1136	Park Avenue	Maryland Apartments	DO09:0203-011	Architecture
1148	Park Avenue	Virginia Apartments	DO09:0203-012	Settlement
1302	Park Avenue	House	DO09:0203-017	Architecture
1306	Park Avenue	Apartment building	DO09:0203-018	Architecture
1701	Park Avenue	Duplex	DO09:0201-009	Settlement
1705	Park Avenue	Duplex	DO09:0201-010	Settlement
1709	Park Avenue	House	DO09:0201-011	Architecture
1739	Park Avenue	House	DO09:0201-013	Architecture
2968	Poppleton Avenue	Chula Vista Apartments	DO09:0204-053	Settlement
3205	Poppleton Avenue	Dwight Apartments	DO09:0204-094	Settlement
3215	Poppleton Avenue	John Latenser Residence	DO09:0204-093	Settlement
3217	Poppleton Avenue	House	DO09:0204-092	Settlement
3221	Poppleton Avenue	House	DO09:0204-091	Settlement
3308	Poppleton Avenue	Apartment building	DO09:0204-130	Settlement
505	North Saddle Creek Rd.	Commercial building	DO09:0324-003	Architecture
2910	Shirley Street	Duplex	DO09:0199-001	Settlement
3118	St. Marys Avenue	Commercial building	DO09:0208-051	Commerce
614	Turner Boulevard	House	DO09:0208-059	Architecture
1002	Turner Boulevard	House	DO09:0206-070	Settlement
1028	Turner Boulevard	House	DO09:0206-071	Settlement
3321	Turner Boulevard	Apartment building	DO09:0208-044	Architecture
4339	Wakeley Street	The Wakeley	DO09:0322-012	Architecture
3305	Webster Street	Triplex	DO09:0214-023	Settlement
3413	Webster Street	House	DO09:0214-028	Architecture
3521	Webster Street	House	DO09:0214-029	Architecture
2911	Woolworth Avenue	House	DO09:0201-008	Settlement
2940	Woolworth Avenue	Madrid Apartments	DO09:0203-030	Settlement
3062	Woolworth Avenue	House	DO09:0204-118	Architecture
3120	Woolworth Avenue	House	DO09:0204-102	Settlement
3202	Woolworth Avenue	President Gerald Ford Birthplace Site	DO09:0204-010	Settlement

Appendix C. Bemis Park Potential National Register Historic District

Address	NeHBS Number
1009 North 34 Street	DO09:0216-038
1013 North 34 Street	DO09:0216-037
1015 North 34 Street	DO09:0216-036
1021 North 34 Street	DO09:0216-035
1025 North 34 Street	DO09:0216-034
1029 North 34 Street	DO09:0216-033
1031 North 34 Street	DO09:0216-032
1035 North 34 Street	DO09:0216-031
1041 North 34 Street	DO09:0216-030
1043 North 34 Street	DO09:0216-029
1106 North 36 Street	DO09:0325-007
1110 North 36 Street	DO09:0325-006
1111 North 36 Street	DO09:0216-001
1019 North 38 Street	DO09:0325-051
1023 North 38 Street	DO09:0325-074
3314 Cuming Street	DO09:0216-043
1004 Glenwood Avenue	DO09:0325-062
1006 Glenwood Avenue	DO09:0325-063
1010 Glenwood Avenue	DO09:0325-064
3401 Hawthorne Avenue	DO09:0216-021
3404 Hawthorne Avenue	DO09:0216-012
3408 Hawthorne Avenue	DO09:0216-011
3411 Hawthorne Avenue	DO09:0216-020
3412 Hawthorne Avenue	DO09:0216-010
3416 Hawthorne Avenue	DO09:0216-009
3419 Hawthorne Avenue	DO09:0216-019
3420 Hawthorne Avenue	DO09:0216-008
3424 Hawthorne Avenue	DO09:0216-007
3426 Hawthorne Avenue	DO09:0216-006
3429 Hawthorne Avenue	DO09:0216-018
3505 Hawthorne Avenue	DO09:0216-017
3506 Hawthorne Avenue	DO09:0216-005
3509 Hawthorne Avenue	DO09:0216-016
3515 Hawthorne Avenue	DO09:0216-015
3519 Hawthorne Avenue	DO09:0216-014
3521 Hawthorne Avenue	DO09:0216-013
3524 Hawthorne Avenue	DO09:0216-002
3518 Hawthorne Avenue	DO09:0216-003
3614 Hawthorne Avenue	DO09:0325-008
3624 Hawthorne Avenue	DO09:0325-065
3628 Hawthorne Avenue	DO09:0325-066
3632 Hawthorne Avenue	DO09:0325-067
3704 Hawthorne Avenue	DO09:0325-068
3708 Hawthorne Avenue	DO09:0325-069
3712 Hawthorne Avenue	DO09:0325-070
3716 Hawthorne Avenue	DO09:0325-071
3720 Hawthorne Avenue	DO09:0325-072
3724 Hawthorne Avenue	DO09:0325-073
3302 Lincoln Boulevard	DO09:0216-042
3308 Lincoln Boulevard	DO09:0216-041
3312 Lincoln Boulevard	DO09:0216-040

Appendix C. Bemis Park Potential National Register Historic District

Address		NeHBS Number
3316	Lincoln Boulevard	DO09:0216-039
3402	Lincoln Boulevard	DO09:0216-004
3410	Lincoln Boulevard	DO09:0216-028
3426	Lincoln Boulevard	DO09:0216-027
3514	Lincoln Boulevard	DO09:0216-026
3516	Lincoln Boulevard	DO09:0216-025
3518	Lincoln Boulevard	DO09:0216-024
3520	Lincoln Boulevard	DO09:0216-023
3522	Lincoln Boulevard	DO09:0216-022
3602	Lincoln Boulevard	DO09:0325-013
3606	Lincoln Boulevard	DO09:0325-012
3610	Lincoln Boulevard	DO09:0325-011
3616	Lincoln Boulevard	DO09:0325-010
3620	Lincoln Boulevard	DO09:0325-009
3716	Lincoln Boulevard	DO09:0325-061
3720	Lincoln Boulevard	DO09:0325-060
3724	Lincoln Boulevard	DO09:0325-059
3728	Lincoln Boulevard	DO09:0325-054

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Glossary

Art Moderne Style (circa 1930-1950). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

Association. Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Balloon frame. A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

Bay window. A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

Boom-Town (circa 1850-1880). See false-front.

Brackets. Support members used under overhanging eaves of a roof, usually decorative in nature.

Building. A building is erected to house activities performed by people.

Bungalow/Craftsman Style (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

Circa, Ca., or c. At, in, or of approximately, used especially with dates.

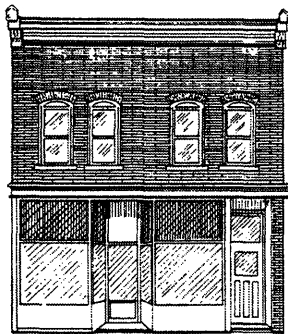
Clapboard. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

Column. A circular or square vertical support member.

Glossary

Commercial Vernacular Style (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

Contributing (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.



Example of Commercial Vernacular Style

Contributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHBS criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHBS is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may "contribute" to a proposed National Register district.

Cross-Gable (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

Design. Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

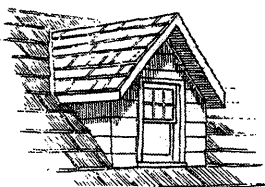
Dormer. A vertical window projecting from the roof. Variations of dormer types can be based on the dormer's roof form, for example shed dormer, gable dormers, and hipped dormers.

Dutch Colonial Revival Style (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

Eclectic Style (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.



Example of Cross Gable building form



Example of Dormer

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

Evaluation. Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

Extant. Still standing or existing (as in a building, structure, site, and/or object).

False-front (circa 1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as "boom-town."

Feeling. Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

Foursquare Style (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

Front Gable (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

Gable. The vertical triangular end of a building from cornice or eaves to ridge.

Gabled Ell (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an "L"-shaped plan.

Gable end. The triangular end of an exterior wall.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces.

Gambrel roof. A roof type with two slopes on each side.

High Victorian Gothic (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.

Integrity. Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. (See Chapter 3, Research Design.)

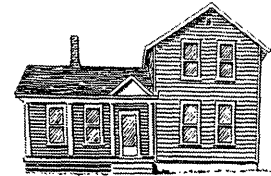
Italianate Style (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

Keystone. A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

Late Gothic Revival Style (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

Location. Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Materials. Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.



Example of Gabled Ell building form



Example of Front Gable building form

Glossary

Mediterranean Revival (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

Multiple Property Nomination. The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices (see Chapter 1, Introduction of this report).

National Register of Historic Places Criteria. Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 3, Research Design.

Neo-Classical Style (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

Noncontributing (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

Noncontributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHBS criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHBS inventory; however, exceptions do exist.

Object. An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

One-story Cube (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

Period of Significance. Span of time in which a property attained the significance for which it meets the National Register criteria.

Pony truss bridge (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.

Portico. A covered walk or porch supported by columns or pillars.

Potentially eligible. Properties that may be eligible for listing on the National Register pending further research and investigation.

Property. A building, site, structure, and/or object situated within a delineated boundary.

Property type. A classification for a building, structure, site, or object based on its historic use or function.



Example of One Story Cube building form

Queen Anne Style (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.

Setting. Quality of integrity applying to the physical environment of a historic property.

Shed roof. A roof consisting of one inclined plane.

Side Gable (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.



Example of Side Gable building form

Significance. Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site. The location of a prehistoric or historic event.

Spanish Colonial Revival Style (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

Structure. Practical constructions not used to shelter human activities.

Stucco. A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Tudor Revival Style (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

Turret. A little tower that is an ornamental structure and projects at an angle from a larger structure.

Two-story Cube (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

All images shown in glossary adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, *Architecture* (Madison, Wis.: State Historical Society of Wisconsin, 1986).

